

# PFIZER PEARL RIVER PROJECT VITALITY



DRAWING LIST				
SHEET NUMBER	SHEET NAME	01/06/2023	04/03/2023	04/21/2023
G-000	SHEET INDEX & PROJECT SUMMARY	X	X	X
GI-001	GENERAL NOTES			X
GI-002	INDEX PLAN			X
GI-003	OVERALL PFIZER VIRG MAP		X	X
EX-100	EXISTING CONDITIONS PLAN	X	X	X
SHEET 1 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 2 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 3 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 4 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 5 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 6 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 7 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 8 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 9 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
SHEET 10 OF 10	BOUNDARY AND TOPOGRAPHIC SURVEY (PEREIRA ENGINEERING)		X	X
CS-003	CIRCULATION EASEMENT SITE PLAN (LOT 1 SUBDIVISION)		X	X
CU-001	DRAINAGE EASEMENT PLAN (LOT 1 SUBDIVISION)		X	X
CU-002	SEWER AND WATER EASEMENT PLAN (LOT 1 SUBDIVISION)		X	X
VE-001	DRAINAGE EASEMENT PLAN		X	X
VE-002	SEWER AND WATER EASEMENT PLAN		X	X
VE-003	CIRCULATION EASEMENT PLAN		X	X
CP-101	SITE PREPARATION PLAN		X	X
CP-102	SITE PREPARATION PLAN		X	X
CP-103	SITE PREPARATION PLAN		X	X
CP-104	SITE PREPARATION PLAN		X	X
CP-105	SITE PREPARATION PLAN		X	X
CE-101	EROSION & SEDIMENT CONTROL PLAN		X	X
CE-102	EROSION & SEDIMENT CONTROL PLAN		X	X
CE-103	EROSION & SEDIMENT CONTROL PLAN		X	X
CE-104	EROSION & SEDIMENT CONTROL PLAN		X	X
CE-105	EROSION & SEDIMENT CONTROL PLAN		X	X
CS-100	OVERALL SITE LAYOUT PLAN	X	X	X
CS-101	SITE LAYOUT PLAN		X	X
CS-102	SITE LAYOUT PLAN		X	X
CS-103	SITE LAYOUT PLAN		X	X
CS-104	SITE LAYOUT PLAN		X	X
CS-105	SITE LAYOUT PLAN		X	X
CG-100	OVERALL SITE GRADING & DRAINAGE PLAN	X	X	X
CG-101	SITE GRADING & DRAINAGE PLAN		X	X
CG-102	SITE GRADING & DRAINAGE PLAN		X	X
CG-103	SITE GRADING & DRAINAGE PLAN		X	X
CG-104	SITE GRADING & DRAINAGE PLAN		X	X
CG-105	SITE GRADING & DRAINAGE PLAN		X	X
CG-301	SITE STORM SEWER PROFILE		X	X
CG-302	SITE STORM SEWER PROFILE		X	X
CU-100	OVERALL SITE UTILITY PLAN	X	X	X
CU-101	SITE UTILITY PLAN		X	X
CU-102	SITE UTILITY PLAN		X	X
CU-103	SITE UTILITY PLAN		X	X
CU-104	SITE UTILITY PLAN		X	X
CU-105	SITE UTILITY PLAN		X	X
CU-106	PARKING GARAGE SITE ELECTRIC LAYOUT, UTILITY, & PREPARATION PLAN		X	X
CU-201	SITE SANITARY SEWER PLAN		X	X
CU-202	SITE SANITARY SEWER PROFILE		X	X
DA-201	PACKAGED PUMP STATION DETAILS		X	X
CD-501	EROSION & SEDIMENT CONTROL DETAILS		X	X
CD-502	SITE DETAILS		X	X
CD-503	SITE DETAILS		X	X
CD-504	DRAINAGE DETAILS		X	X
CD-505	DRAINAGE DETAILS		X	X
CD-506	DRAINAGE DETAILS		X	X
CD-507	SITE UTILITY DETAILS		X	X
CD-508	SITE UTILITY DETAILS		X	X
CD-509	SANITARY SEWER DETAILS		X	X

DRAWING LIST				
SHEET NUMBER	SHEET NAME	01/06/2023	04/03/2023	04/21/2023
L-000	FIRE ACCESS PLAN		X	X
L-001	LANDSCAPE GENERAL NOTES		X	X
L-100	OVERALL SITE PLAN		X	X
L-101	ENLARGEMENT - LANDSCAPE LAYOUT PLAN		X	X
L-102	ENLARGEMENT - LANDSCAPE LAYOUT PLAN		X	X
L-103	ENLARGEMENT - LANDSCAPE LAYOUT PLAN		X	X
L-104	ENLARGEMENT - LANDSCAPE LAYOUT PLAN		X	X
L-105	ENLARGEMENT - LANDSCAPE LAYOUT PLAN		X	X
L-200	OVERALL LANDSCAPE GRADING PLAN		X	X
L-201	ENLARGEMENT - LANDSCAPE GRADING PLAN		X	X
L-202	ENLARGEMENT - LANDSCAPE GRADING PLAN		X	X
L-203	ENLARGEMENT - LANDSCAPE GRADING PLAN		X	X
L-204	ENLARGEMENT - LANDSCAPE GRADING PLAN		X	X
L-300	OVERALL PLANTING PLAN		X	X
L-301	OVERALL IRRIGATION PLAN		X	X
L-302	ENLARGEMENT - PLANTING PLAN		X	X
L-303	ENLARGEMENT - PLANTING PLAN		X	X
L-304	ENLARGEMENT - PLANTING PLAN		X	X
L-305	PLANT SCHEDULE		X	X
E-101	ELECTRICAL POWER SITE PLAN		X	X
SL-100	OVERALL - LANDSCAPE LIGHTING PLAN		X	X
SL-101	ENLARGEMENT - LANDSCAPE LIGHTING PLAN		X	X
SL-102	ENLARGEMENT - LANDSCAPE LIGHTING PLAN		X	X
SL-103	ENLARGEMENT - LANDSCAPE LIGHTING PLAN		X	X
SL-201	ENLARGEMENT - LANDSCAPE PHOTOMETRIC PLAN		X	X
SL-202	ENLARGEMENT - LANDSCAPE PHOTOMETRIC PLAN		X	X
SL-203	ENLARGEMENT - LANDSCAPE PHOTOMETRIC PLAN		X	X
A-100	ARCHITECTURAL SITE PLAN		X	X
A-101	FLOOR PLAN - LEVEL 1		X	X
A-102	FLOOR PLAN - LEVEL 2		X	X
A-103	FLOOR PLAN - LEVEL 3		X	X
A-104	FLOOR PLAN - LEVEL 4		X	X
A-105	FLOOR PLAN - LEVEL 5 - PH		X	X
A-200	SITE ELEVATIONS		X	X
A-201	EXTERIOR ELEVATIONS		X	X
A-210	EXTERIOR RENDERINGS		X	X
A-300	SITE SECTIONS		X	X
PGA-111	GRADE & LEVEL 2 FLOOR PLANS		X	X
PGA-112	LEVEL 3 & LEVEL 4 FLOOR PLANS		X	X
PGA-113	LEVEL 5 & LEVEL 6 FLOOR PLANS		X	X
PGA-211	EXTERIOR ELEVATIONS		X	X
PGA-311	BUILDING SECTION		X	X
PSL-111	GRADE & TYPICAL LEVEL LIGHTING FLOOR PLANS		X	X
PSL-112	LEVEL & LIGHTING FLOOR PLAN		X	X

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Signed & Sealed By: Approver

Project Name:  
**PFIZER PEARL RIVER  
Project Vitality**

Project Key Plan:

PLAN NORTH

Rev	Date	Description
	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
	04/03/2023	ISSUED FOR PERMIT
	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

REVISIONS	
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	GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SHEET INDEX & PROJECT SUMMARY**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>G-000</b>
REV #:	

ZONING TABLE			
CURRENT ZONE: LIGHT INDUSTRIAL (LI) & LABORATORY OFFICE (LO)			
TOTAL AREA OF DEVELOPMENT (LOT 5): 22.9 ACRES (997,524 SF)			
	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA	0.50	0.53	1.3'
MINIMUM LOT AREA	2 ACRES	~22.9 ACRES	~22.9 ACRES
MINIMUM LOT WIDTH	150'	~269'	~269'
MINIMUM LOT FRONTAGE	150'	~269'	~269'
MINIMUM FRONT YARD	50'	~218'	~218'
MINIMUM SIDE YARD	50'	~5'	~5'
TOTAL SIDE YARD	100'	~230'	~230'
MINIMUM REAR YARD	50'	~5'	~5'

\*Includes Parking Garage Areas

PARKING CALCULATION						
PHASE	BUILDING	TOTAL SQUARE FOOTAGE (EXISTING, PROPOSED & PARKING)	TOTAL BUILDING SQUARE FOOTAGE	NUMBER OF EMPLOYEES PER BUILDING AREA	REQUIRED SPACES PER NUMBER OF EMPLOYEES	TOTAL PROPOSED PARKING SPACES
EXISTING	EXISTING BLDGS	527,200	527,200	668	334	188
PROPOSED	NEW RESEARCH BLDG	340,000	363,600	679	340	
	B200 ENTRY	9,500				
	B222 - B200 BRIDGE	2,500				
	BIOS 2	4,100				
PARKING	COVERED WALKWAY	7,500				
	PARKING GARAGE	393,500				1,170
TOTALS		1,284,300	890,800	1,347	674	1,358
TOWN PARKING REQUIREMENTS: 1 SPACE PER 2 EMPLOYEES						

**CIVIL GENERAL NOTES**

**GENERAL**

1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
3. PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, LOADING DOCKS, BOLLARDS, ETC.
5. BASE PLAN:
  - 5.1. "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK", SHEET VT-01, DATED 10/05/2022, SCALE 1"=20' PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.
  - 5.2. "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK" DATED FEBRUARY 24, 2023, SCALE: 1"=80'. PREPARED FOR PFIZER, INC. PREPARED BY FERREIRA ENGINEERING, LLC OF ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484, PHONE: (203) 944-9944.
  - 5.3. THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
  - 5.4. EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
6. TOPOGRAPHIC ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD 88, HORIZONTAL DATUM NAD 83.
7. GEOTECHNICAL DATA WERE OBTAINED FROM:
  - 7.1. "GEOTECHNICAL REPORT FOR PFIZER BUILDING 222 AND 222A ADDITION HAMILTON BIOS PROJECT" PREPARED FOR ALLIED DRILLING, INC. PREPARED BY DANIEL G. LOUCKS, PE DATED 12 NOVEMBER 2015.
  - 7.2. "GEOTECHNICAL ENGINEERING EVALUATION PROPOSED MANUFACTURING BUILDING 401 N. MIDDLETOWN ROAD, PEARL RIVER, NEW YORK" DATED 19 DECEMBER 2022, FILE NO. 0205387-001, PREPARED FOR PFIZER, PEARL RIVER, NEW YORK. PREPARED BY HALEY & ALDRICH OF NEW YORK, NEW YORK, NEW YORK.
  - 7.3. FIELD VERIFY DEPTH TO GROUNDWATER PRIOR TO CONSTRUCTION. PROVIDE RESULTS TO ARCHITECT, ENGINEER, AND OWNER.

**WORK RESTRICTIONS**

1. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.
2. SUBMIT SCHEDULE OF PROPOSED WORK TASKS TO PFIZER TWO (2)-WEEKS PRIOR TO COMMENCEMENT OF WORK.

**REGULATORY REQUIREMENTS**

1. ADHERE TO ALL FEDERAL, STATE, LOCAL, AND GOVERNING AGENCY REQUIREMENTS.
2. BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. CONSTRUCTION WILL DISTURB MORE THAN ONE (1) ACRE OF LAND AND A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY IS REQUIRED.
5. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

**EROSION AND SEDIMENT CONTROL**

**GENERAL**

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS. MAINTAIN EROSION CONTROL DEVICES IN EFFECTIVE CONDITION DURING CONSTRUCTION.
  - 1.1. INSTALL, INSPECT, MAINTAIN, AND/OR REPLACE TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION IN A TIMELY MANNER THROUGHOUT THE LIFE OF THE PROJECT. MAINTAIN TEMPORARY MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. DISPOSE OF SEDIMENT IN AN UPLAND AREA.
2. REFER TO THE STORMWATER POLLUTION PREVENTION PLANS (SWPPP) FOR ADDITIONAL REQUIREMENTS.
3. EXISTING AND PROPOSED STORMWATER DRAINAGE STRUCTURES THAT MAY BE SUBJECT TO SEDIMENTATION SHALL BE PROTECTED WITH STAKED HAYBALES, SILT FENCE, DROP INLET PROTECTION, OR OTHER APPROVED MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
4. MAINTAIN A STOCKPILE OF ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ON SITE AT ALL TIMES. AT A MINIMUM, MAINTAIN A STOCKPILE OF AT LEAST 100 FEET OR 10% OF THE TOTAL AMOUNT OF DEVICES CURRENTLY DEPLOYED AT THE SITE, WHICHEVER IS GREATER.
5. WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION (E.G., GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC.) SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
6. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
7. IF ALLOWABLE, NON-STORMWATER DISCHARGES THAT OCCUR AT THE SITE SHALL BE VISUALLY OBSERVED AND RECORDED. THE LIST OF POTENTIAL SOURCES OF ALLOWABLE NON-STORMWATER DISCHARGES FOR THIS PROJECT ARE:
  - 7.1. DISCHARGES FROM EMERGENCY FIREFIGHTING ACTIVITIES
  - 7.2. DISCHARGE FROM VEHICLE WASHDOWN WHERE NO DETERGENTS ARE USED
  - 7.3. EXTERNAL BUILDING WASHDOWN WHERE NO DETERGENTS ARE USED
  - 7.4. USE OF WATER TO CONTROL DUST
  - 7.5. WATER LINE AND FIRE HYDRANT FLUSHING
  - 7.6. TEMPORARY IRRIGATION
  - 7.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIALS HAVE BEEN REMOVED) AND WHERE NO DETERGENTS ARE USED
  - 7.8. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS SUCH AS SOLVENTS OR CONTAMINATED BY CONTACT WITH SOILS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAS OCCURRED

**EROSION AND SEDIMENT CONTROL CONT.**

**INSPECTIONS**

1. INSPECT THE SITE AS FOLLOWS:
  - 1.1. ACTIVE WORK AREA: BEGINNING OF EACH WORKDAY.
  - 1.2. ENTIRE PROJECT SITE: AT A MINIMUM OF ONCE PER WEEK AND AFTER ANY RAINFALL EVENT THAT GENERATES AT LEAST 0.5 INCHES OF RAINFALL IN A 24-HOUR PERIOD.
2. PERFORM A VISUAL INSPECTION OF THE EROSION AND SEDIMENT CONTROLS AND PREVIOUSLY STABILIZED AREAS. REMOVE ACCUMULATED SEDIMENTS AS INDICATED FOR EACH INDIVIDUAL CONTROL MEASURE. REPAIR/CORRECT ANY DEFICIENCIES IMMEDIATELY.
  - 2.1. MAINTAIN A RECORD OF THE VISUAL INSPECTIONS AND NOTE ANY DEFICIENCIES AND WHAT CORRECTIVE ACTIONS WERE TAKEN.
  - 2.2. DO NOT REDUCE THE FREQUENCY OF INSPECTIONS UNTIL THE SITE IS STABILIZED.

**MAINTENANCE**

1. CLEAN ROADS, CONTROL DUST, AND TAKE NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL, SUBJECT TO THE APPROVAL OF THE ENGINEER.
2. VEHICLE TRAFFIC EXITING THE PROJECT SITE SHALL PASS OVER CONSTRUCTION ENTRANCE(S). MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.
3. REMOVE ACCUMULATED SEDIMENT FROM EROSION CONTROL DEVICES AS FOLLOWS:
  - 3.1. LINEAR AND PERIMETER CONTROLS (E.G., SILT FENCE, COMPOST FILTER SOCKS, ETC.): WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
  - 3.2. SEDIMENT TRAPS, BASINS, AND TEMPORARY DIVERSIONS: WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF THE HEIGHT OF THE DEPTH.
  - 3.3. CHECK DAMS: WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF THE HEIGHT OF THE DAM.

**STABILIZATION/SEQUENCING**

1. PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
2. DISTURBED AREAS SHALL BE SCHEDULED AS SOON AS POSSIBLE. STABILIZE THE SITE ACCORDING TO THE FOLLOWING SCHEDULE. TIMELINES NOTED BELOW INDICATE THE MAXIMUM AMOUNT OF TIME THAT AN AREA MUST BE STABILIZED AFTER CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE.
  - 2.1. AREAS WITHIN 100 FEET OF WETLAND RESOURCE AREAS: SEVEN (7) DAYS
  - 2.2. AREAS WITH SLOPES 6:1 OR STEEPER: SEVEN (7) DAYS
  - 2.3. DISTURBED AREAS GREATER THAN ONE (1) ACRE: SEVEN (7) DAYS
  - 2.4. OTHER AREAS: FOURTEEN (14) DAYS
3. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO MAY 31 AND AUGUST 1 TO SEPTEMBER 10, OUTSIDE OF THESE DATES STABILIZATION WILL OCCUR WITH EITHER AT LEAST 4 INCHES OF MULCH OR STUMP GRINDINGS.
  - 3.1. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, APPLY A 10-20 TO 20 FERTILIZER AT THE RATE OF 500 POUNDS PER ACRE.
  - 3.2. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS:
    - 3.2.1. 4 TONS PER ACRE (OR 180 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL.
    - 3.2.2. 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM.
    - 3.2.3. 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND.

**CLOSEOUT**

1. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM SYSTEMS.

**SITE PREPARATION**

1. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS, UNLESS OTHERWISE NOTED.
2. THE SITE PREPARATION PLAN IS PROVIDED FOR INFORMATION ONLY AND MAY NOT INDICATE ALL ITEMS REQUIRED TO BE DEMOLISHED AND/OR REMOVED. PERFORM A PRE-BID SITE INSPECTION. COORDINATE DEMOLITION OF UNIDENTIFIED UTILITIES OR STRUCTURES WITH OWNER. DEMOLISH STRUCTURES, SITE IMPROVEMENTS, UTILITIES, ETC. AS REQUIRED TO CONSTRUCT PROPOSED TO CONSTRUCT PROPOSED FACILITY AND UTILITY SERVICES.

**CONSTRUCTION LAYOUT**

1. PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
2. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
4. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
5. BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

**CONSTRUCTION SEQUENCE**

**SITE PREPARATION PHASES**

1. NO PHASE SHOULD BE GREATER THAN 5 ACRES OF SITE DISTURBANCE.
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION ENTRANCES. INSPECT THE SITE TO DETERMINE APPROPRIATE AREAS FOR TEMPORARY HAUL ROADS.
3. CLEAR THE PHASE AREA. REMOVE STUMPS.
  - 3.1. CUT LARGE TREES TO LENGTH AND REMOVE FROM SITE. TRUCKS SHALL BE STAGED ON THE PROJECT SITE, NOT WITHIN THE RIGHT-OF-WAY.
  - 3.2. CHIP BRUSH AND BRANCHES AND STOCKPILE FOR FUTURE USE.
  - 3.3. STABILIZE RUTS OR DISTURBED SOILS AT THE END OF EACH WORKDAY USING WOODCHIPS OR OTHER APPROPRIATE STABILIZATION DEVICE. ADJUST THE LOCATIONS OF HAUL ROADS TO AREAS THAT RESULT IN LESS RUTTING AND SOIL DISTURBANCE.
4. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS.
  - 4.1. ADJUST TEMPORARY DIVERSION AND SEDIMENT TRAP ELEVATIONS, LOCATIONS, AND DISCHARGE POINTS TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS AND ENSURE THAT DISTURBED AREAS DRAIN TO A TEMPORARY SEDIMENT TRAP.

**BUILDING DEMOLITION PHASES**

1. INSTALL EROSION AND SEDIMENT CONTROLS AND TEMPORARY SECURITY FENCING.
  - 1.1. CONSTRUCT TEMPORARY DIVERSIONS TO DIRECT RUNOFF FROM THE ACTIVE WORK AREA TO TEMPORARY SEDIMENT TRAPS.
  - 1.2. ABANDON EXISTING UTILITY SERVICES TO THE PORTIONS OF THE BUILDINGS TO BE DEMOLISHED. PROVIDE TEMPORARY SERVICES TO THE PORTIONS OF THE BUILDINGS THAT ARE TO REMAIN ACTIVE.
3. DEMOLISH PORTIONS OF THE EXISTING BUILDINGS AS REQUIRED TO CONSTRUCT THE NEW BUILDING AND ADDITIONS.
4. ROUGH GRADE AND TEMPORARILY STABILIZE DISTURBED AREAS AS REQUIRED.
5. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS UNTIL DISTURBED AREAS ARE STABILIZED.
  - 5.1. SWEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
  - 5.2. ADJUST TEMPORARY DIVERSION AND SEDIMENT TRAP ELEVATIONS, LOCATIONS, AND DISCHARGE POINTS TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS AND ENSURE THAT DISTURBED AREAS DRAIN TO A TEMPORARY SEDIMENT TRAP.
6. DO NOT PROCEED WITH NEXT PHASE UNTIL CURRENT PHASE HAS BEEN STABILIZED.

**SITE WORK PHASES**

1. INSTALL EROSION AND SEDIMENT CONTROLS AND TEMPORARY SECURITY FENCING.
  - 1.1. CONSTRUCT TEMPORARY DIVERSIONS TO DIRECT RUNOFF FROM THE ACTIVE WORK AREA TO TEMPORARY SEDIMENT TRAPS.
2. BEGIN GENERAL EARTHWORK.
  - 2.1. REMOVES STUMPS. GRIND STUMPS.
  - 2.2. STRIP AND STOCKPILE EXISTING TOPSOIL FOR FUTURE USE. TEMPORARILY STABILIZE STOCKPILE.
3. ROUGH GRADE AND TEMPORARILY STABILIZE AREAS TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS AND PREVENT EROSION.
  - 3.1. CONSTRUCT BUILDING FOUNDATION.
  - 3.2. CONSTRUCT STORMWATER INFRASTRUCTURE, SITE UTILITIES, AND OTHER SUBSURFACE INFRASTRUCTURE.
  - 3.3. CONSTRUCT HARDSCAPED AREAS (E.G., DRIVEWAYS, PARKING LOTS, SIDEWALKS, CURBING, COURTYARDS, ETC.) AND LANDSCAPING.
4. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS UNTIL DISTURBED AREAS ARE STABILIZED.
  - 4.1. SWEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
  - 4.2. ADJUST TEMPORARY DIVERSION AND SEDIMENT TRAP ELEVATIONS, LOCATIONS, AND DISCHARGE POINTS TO ACCOMMODATE CHANGING CONSTRUCTION CONDITIONS AND ENSURE THAT DISTURBED AREAS DRAIN TO A TEMPORARY SEDIMENT TRAP.
5. DO NOT PROCEED WITH NEXT PHASE OR SUB-PHASE UNTIL CURRENT PHASE HAS BEEN STABILIZED.

**FINAL SITE CLEANUP AND RESTORATION PHASE**

1. REMOVE SEDIMENT AND REPAIR ERODED AREAS WITH TOPSOIL AND SEED.
  - 1.1. REMOVE ACCUMULATED SEDIMENT FROM TEMPORARY SEDIMENT TRAPS. RE-EXCAVATE TO PROPER ELEVATIONS. RESTORE DISTURBED AREAS.
  - 1.2. REMOVE TEMPORARY SEDIMENT TRAPS AND DIVERSIONS ONLY AFTER ENTIRE UPSTREAM AREA IS PERMANENTLY STABILIZED.
2. REMOVE CONSTRUCTION DEBRIS, MATERIALS, AND EQUIPMENT. RESTORE STAGING AREA WITH TOPSOIL AND SEED.
3. COMPLETE AS-BUILT SURVEY.
4. COMPOST FILTER SOCKS SHALL REMAIN IN PLACE AFTER CONSTRUCTION. REMOVE ALL OTHER EROSION AND SEDIMENT CONTROLS ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED.
5. REMOVE FILTER SOCKS UPON FINAL SITE STABILIZATION.

**EARTHWORK**

1. NOTIFY UTILITY LOCATOR SERVICE AT LEAST 72 HOURS BEFORE STARTING EXCAVATION. NY: "DIG SAFELY: NEW YORK" AT 811.
2. STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.
3. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, SUBJECT TO REQUIREMENTS OF THE GEOTECHNICAL REPORT, PERFORM EARTHWORK OPERATIONS TO SUBGRADE ELEVATIONS. SEE DRAWINGS BY OTHERS FOR WORK ABOVE SUBGRADE.

**UTILITIES**

1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
2. TERMINATE EXISTING UTILITIES IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. COORDINATE UTILITY SERVICE DISCONNECTS WITH UTILITY REPRESENTATIVES.
3. THE TYPE, SIZE AND LOCATION OF DEPICED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE, OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.
4. PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.
5. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
6. INTERIOR DIAMETERS OF STORM DRAIN AND SANITARY SEWER STRUCTURES SHALL BE DETERMINED BY THE PRECAST MANUFACTURER, BASED ON THE INDICATED PIPE SYSTEM LAYOUT AND LOCAL MUNICIPAL STANDARDS.
 

MINIMUM INTERIOR DIAMETERS:  
0 TO 20 FEET DEEP: 4 FEET.  
20 FEET OR GREATER: 5 FEET.
7. RIM ELEVATIONS FOR MANHOLES, VALVE COVERS, GATE AND PULL BOXES, AND OTHER STRUCTURES ARE APPROXIMATE. SET OR RESET RIM ELEVATIONS AS FOLLOWS:
 

IN PAVEMENTS AND CONCRETE SURFACES: FLUSH  
IN SURFACES ALONG ACCESSIBLE ROUTES: FLUSH  
IN LANDSCAPE, SEEDED, AND OTHER EARTH SURFACE AREAS:  
1 INCH ABOVE SURROUNDING AREA; TAPER EARTH TO RIM ELEVATION.

**PAVEMENT**

1. AT A MINIMUM, CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

**SITE RESTORATION**

1. PROVIDE 6 INCHES OF TOPSOIL AND SEED TO AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED TO BE RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) UNLESS OTHERWISE NOTED.
2. REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
3. RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

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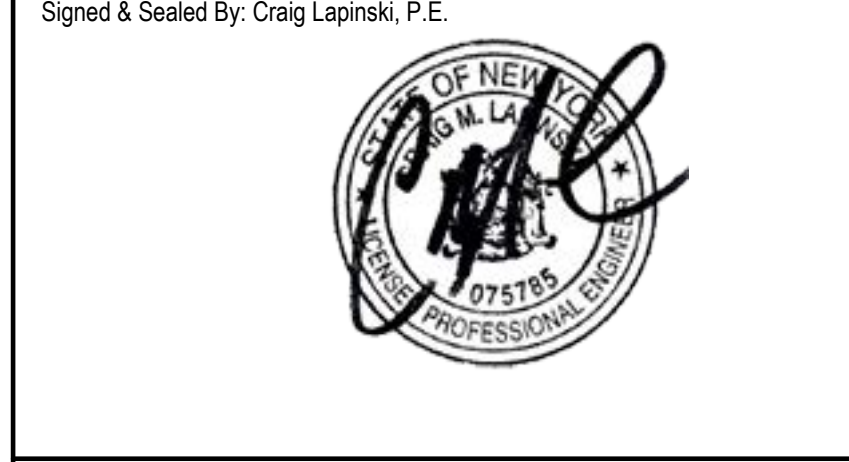
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

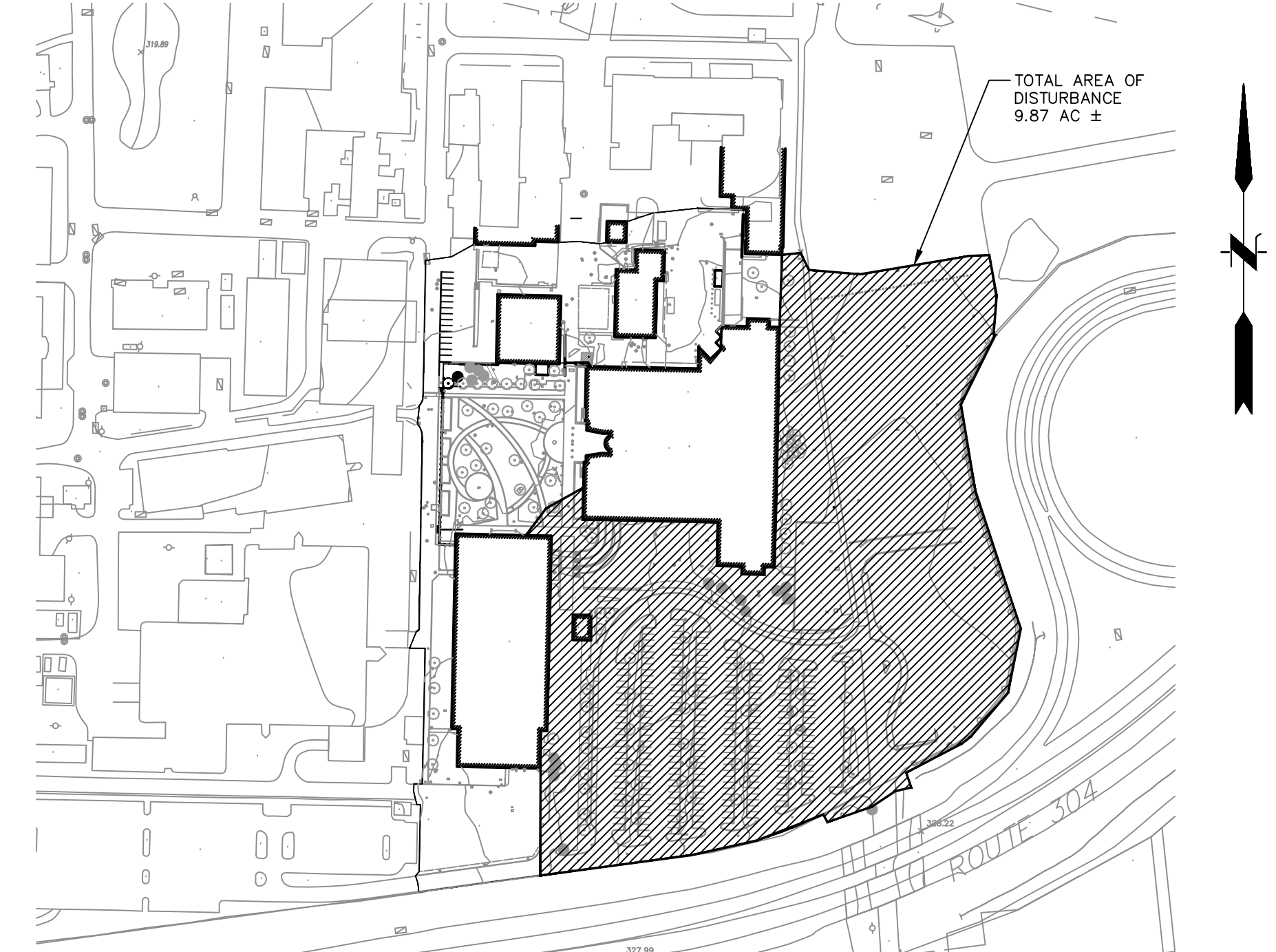
Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

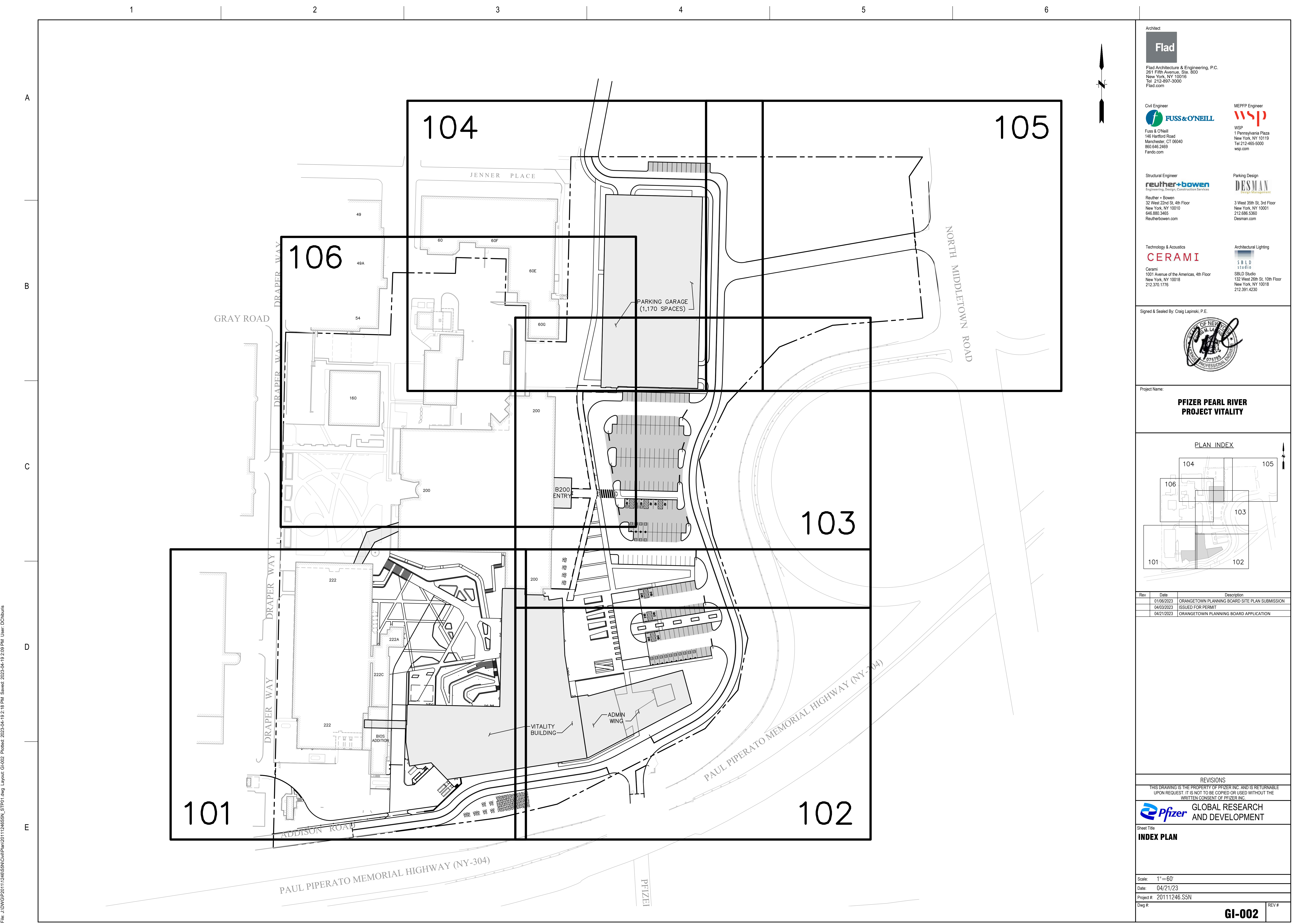
Sheet Title  
**GENERAL NOTES**

Scale:  
Date: 04/21/23  
Project #: 20111246.55N  
Dwg #: **GI-001** REV #



**1 SITE LOCATION MAP**  
1" = 200'

File: J:\DWG\2021\11\24655N\Cher\2011124655N\_DET01.dwg Layout: GI-001 Plotter: 2022-04-19 2:18 PM Saved: 2022-04-19 2:09 PM User: DChubb



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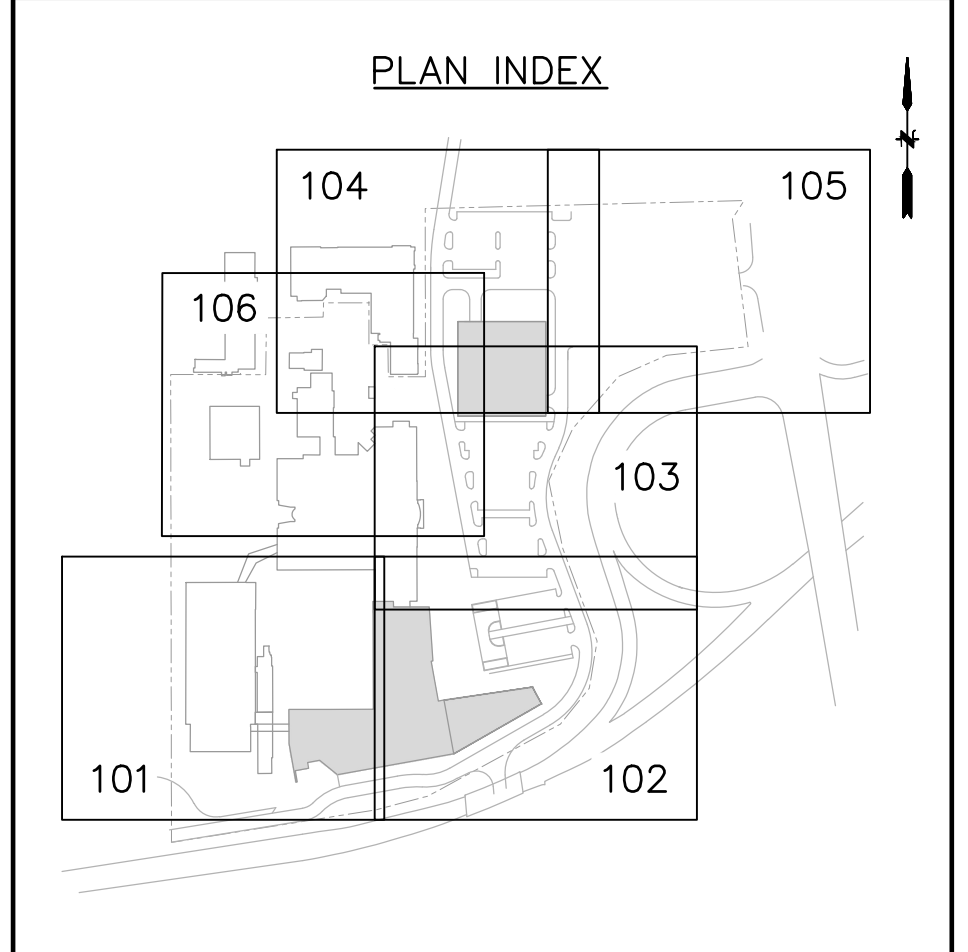
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Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



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01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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Sheet Title:  
**INDEX PLAN**

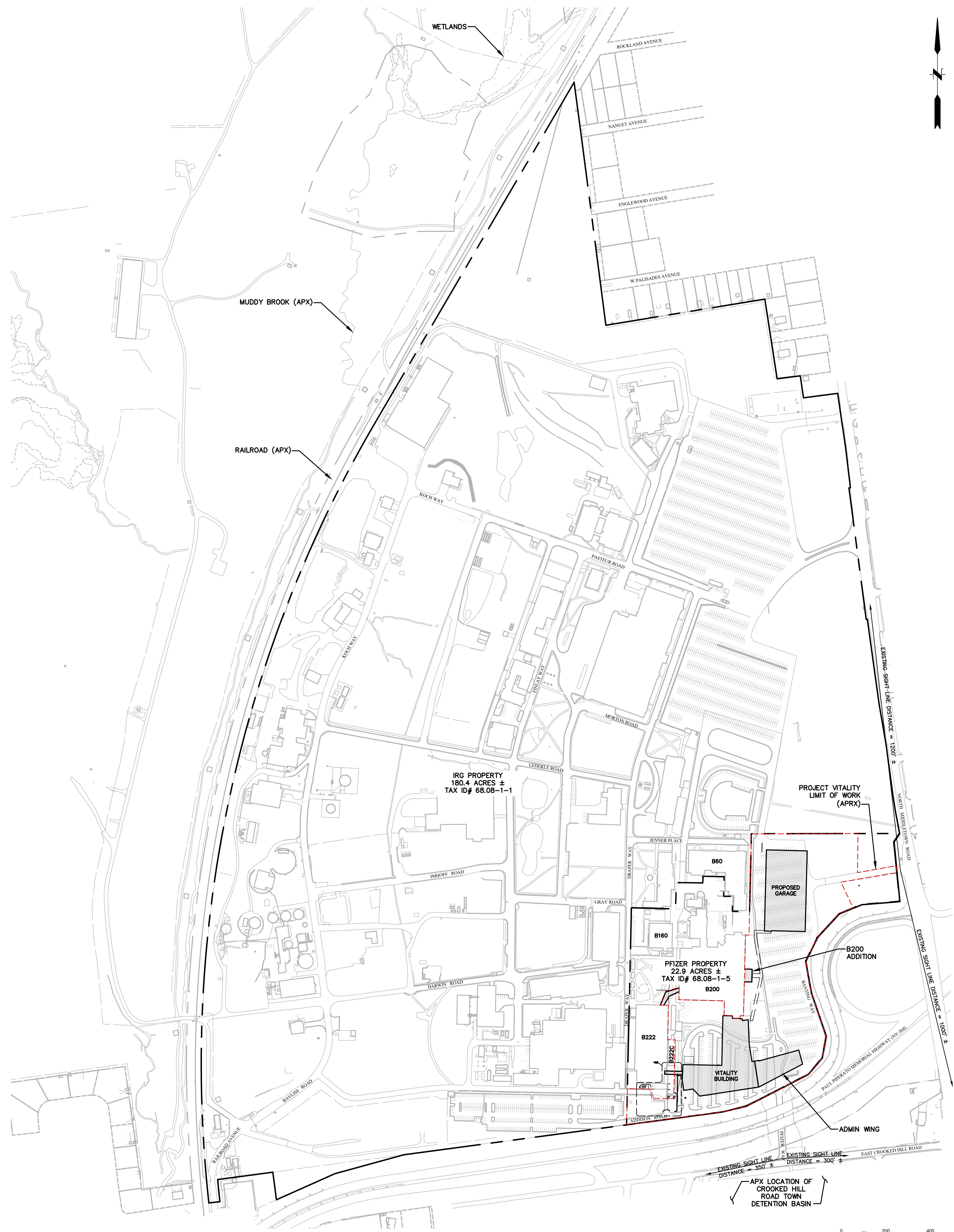
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Date: 04/21/23

Project #: 20111246.S5N

Dwg #: **GI-002** REV #

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**PLAN NOTES:**

- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
  - THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
  - EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.

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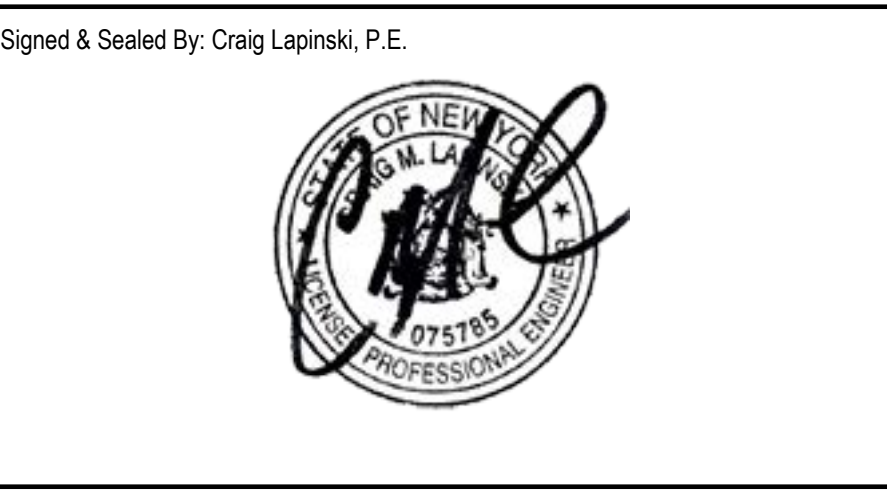
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Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**

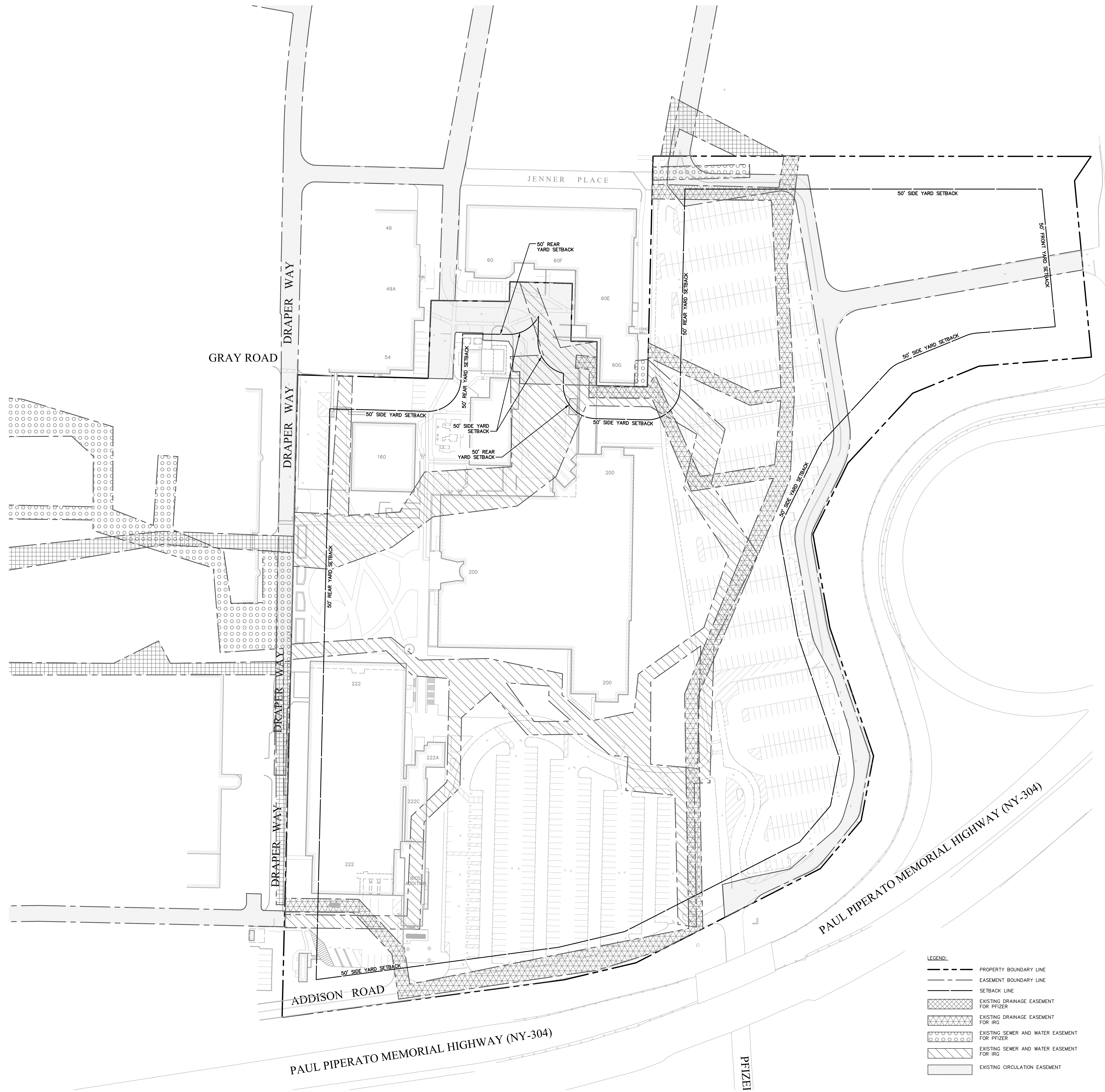
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**OVERALL PFIZER & IRG  
 CAMPUS MAP**

Scale: 1" = 200'  
 Date: 04/21/23  
 Project #: 20111246.55N  
 Dwg #: **GI-003** REV #



**PLAN NOTES:**

- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
  - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY" LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PRIZER, INC., DATED FEBRUARY 17, 2023, PREPARED BY FERREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
  - THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTIONS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
  - EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
  - "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK", SHEET VI-01, DATED 10/05/2022, SCALE 1"=20', PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.

EXISTING PARKING SUMMARY			
EXISTING USE:	REQUIRED (PER EMPLOYEE)	REQUIRED (PER SF)	PROVIDED
WAREHOUSE, MANUFACTURING, AND LABORATORIES	334	1,761	867
ADA SPACES (2%)	7	36	11
STANDARD SPACES	327	1,725	856

\*PARKING REQUIREMENTS BASED ON 1 SPACE PER TWO EMPLOYEES.

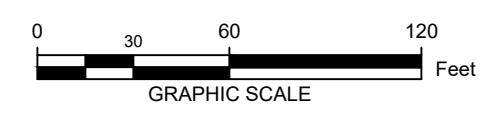
EXISTING PARKING CALCULATION		
TOTAL BUILDING SQUARE FOOTAGE	NUMBER OF EMPLOYEES	REQUIRED SPACES (PER NO. OF EMPLOYEES)
527,182 SF	668	334

TOWN PARKING REQUIREMENTS: 1 SPACE PER TWO EMPLOYEES.

ZONING TABLE		
	REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO	0.50	0.53
MINIMUM LOT AREA	2 ACRES	22.9± AC
MINIMUM LOT WIDTH	150 FT	269± FT
MINIMUM LOT FRONTAGE	150 FT	269± FT
MINIMUM FRONT YARD	50 FT	218± FT
MINIMUM SIDE YARD	50 FT	5± FT
TOTAL SIDE YARD	100 FT	230± FT
MINIMUM REAR YARD	50 FT	5± FT

SECTION:	68.08
BLOCK:	1
LOT:	5
AMBULANCE:	AM001
FIRE:	PEARL RIVER, FD004
POSTAL:	10965
SCHOOL:	NANUET UNION FREE, USFD 39200B
SEWER:	ORANGETOWN SEWER DISTRICT
WATER:	UNITED WATER, WT003
LIGHTING:	PEARL RIVER
ZONING:	LI & LO

- LEGEND:**
- PROPERTY BOUNDARY LINE
  - - - EASEMENT BOUNDARY LINE
  - SETBACK LINE
  - ▨ EXISTING DRAINAGE EASEMENT FOR PFIZER
  - ▨ EXISTING DRAINAGE EASEMENT FOR IRG
  - ▨ EXISTING SEWER AND WATER EASEMENT FOR PFIZER
  - ▨ EXISTING SEWER AND WATER EASEMENT FOR IRG
  - ▨ EXISTING CIRCULATION EASEMENT



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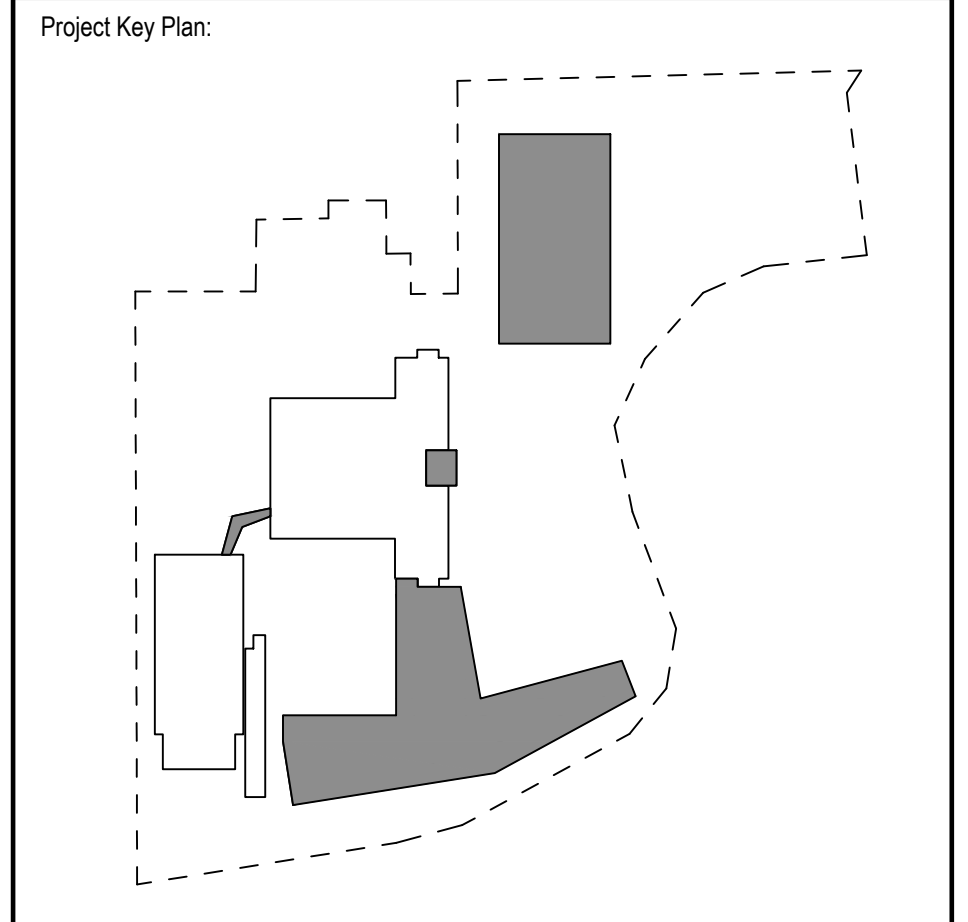
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Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
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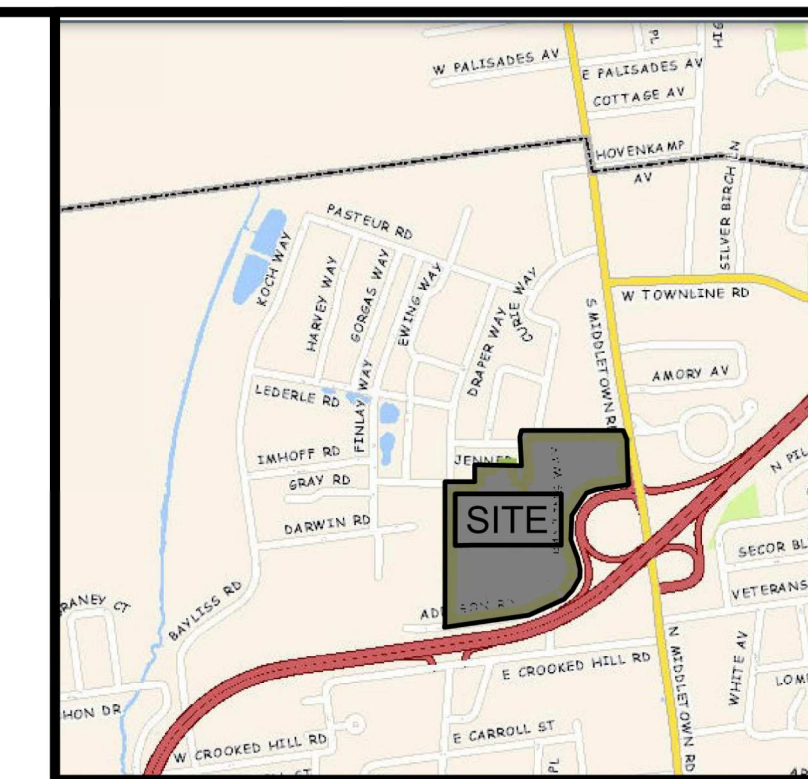
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**EXISTING CONDITIONS PLAN**

Scale: 1"=60'

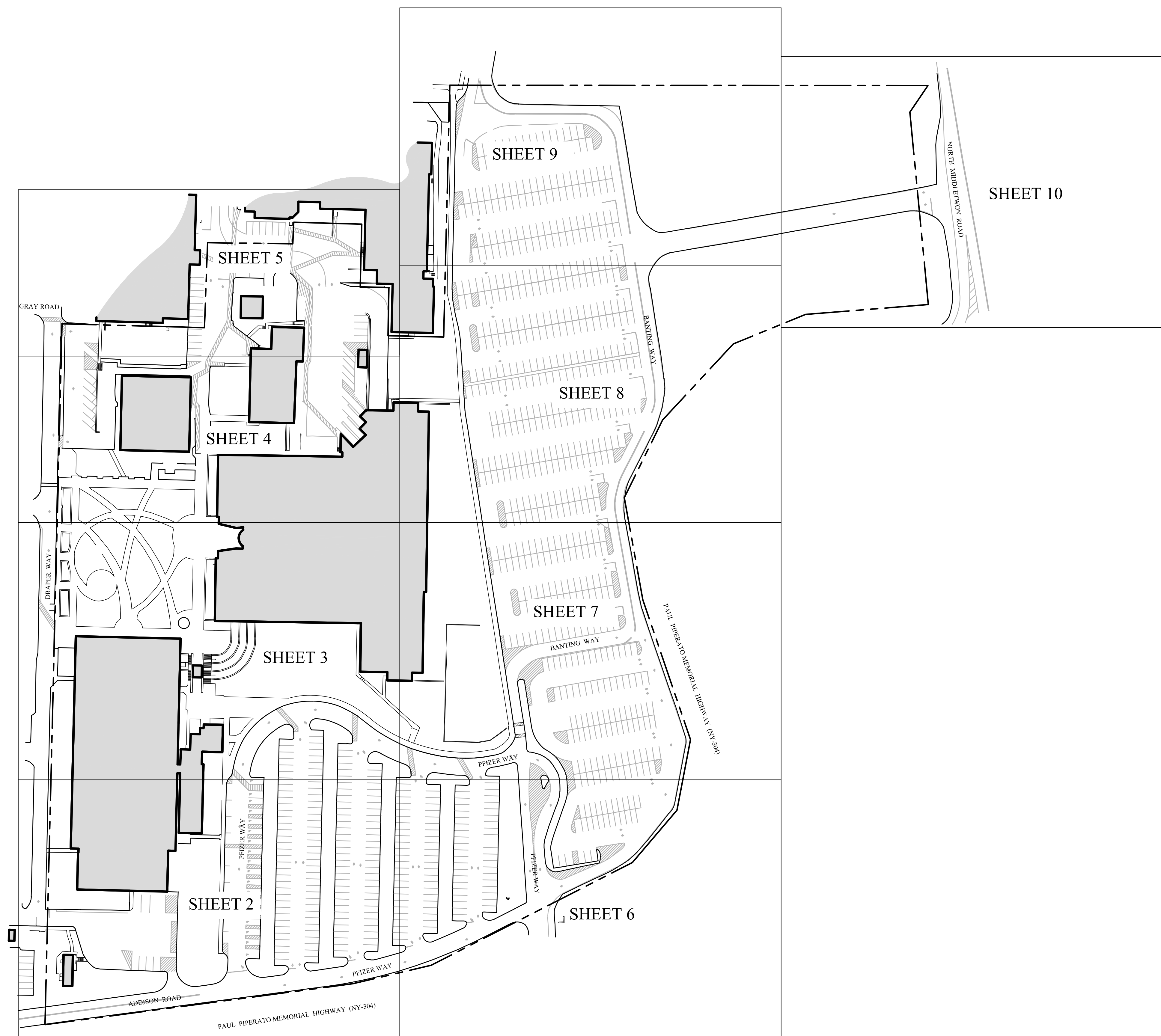
Date: 04/21/23

Project #: 20111246.S5N

Dwg #: **EX-100** REV #



**LOCATION MAP**  
NOT TO SCALE

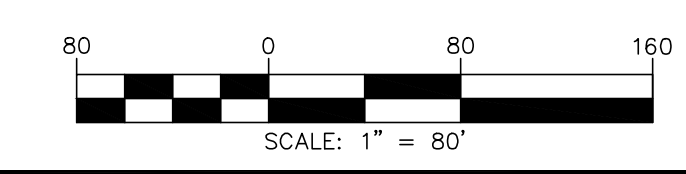


- SURVEY NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
  2. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYORS EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
  3. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
  4. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
  5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATION.
  6. THE ELEVATIONS DEPICTED HEREON ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF THE SURVEY.

- MAP REFERENCES:**
1. "SURVEY OF PROPERTY PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT"; SCALE 1"=30'; DATED: APRIL 29, 2016; PREPARED BY EDWARD T. GANNON.
  2. "PFIZER GLOBAL RESEARCH AND DEVELOPMENT LOT 1 SUBDIVISION, SHEETS CU-001, CU-002, CS-001, CS-003 & COV-001"; SCALE: 1"=200'; REVISED THROUGH: MAY 18, 2016; PREPARED BY: EDWARD T. GANNON.

**LEGEND**

---	PROPERTY LINE	- - -	CONTOURS
---	RIGHT OF WAY	x 621.5	SPOT ELEVATION
- - -	EASEMENT LINE	⊗	CONIFEROUS TREE
⊗	STONE WALL	⊕	DECIDUOUS TREE
□	STRUCTURE	⊙	BUSH
—	EDGE OF PAVEMENT	—	CHAIN LINK FENCE
⊙	TEST BORING	—	WOOD FENCE
⊕	GUYON BASH	—	GENERAL
⊗	STORM MANHOLE	⊕	LIGHT POLE
⊙	SANITARY MANHOLE	⊕	UTILITY POLE
⊕	HANDHOLE	⊕	HYDRANT
— W —	WATER	⊕	WATER VALVE
— G —	GAS	⊕	GAS VALVE
— E —	ELECTRIC	⊕	MONUMENT FOUND
— T —	TELEPHONE	⊕	IRON PIPE, PIN OR NAIL FOUND
— FO —	FIBER OPTIC LINE	⊕	DRILL HOLE FOUND
— OH —	OVERHEAD WIRES		
— F —	FIRE WATER SERVICE		
▨	DRAINAGE EASEMENT		
▩	ACCESS EASEMENT		
▧	WATER & SEWER EASEMENT		



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I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with the NYSLS Code of Practice for Land Surveys and to the best of my professional knowledge, information and belief, and in my professional opinion represents the conditions found on the dates of the field survey at the subject property.

*Todd A. Andrews*  
Todd A. Andrews, P.L.S. NY #51038



**PEREIRA ENGINEERING, LLC**  
Civil • Environmental • Land Surveying  
One Enterprise Drive, Suite 312 Phone: (203) 944-9944  
Shelton, CT 06484 Fax: (203) 944-9945

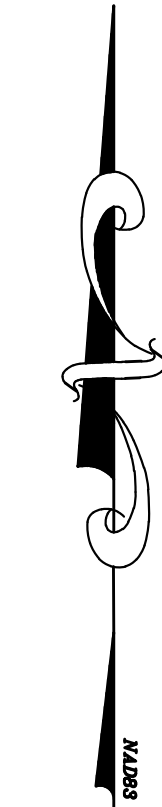
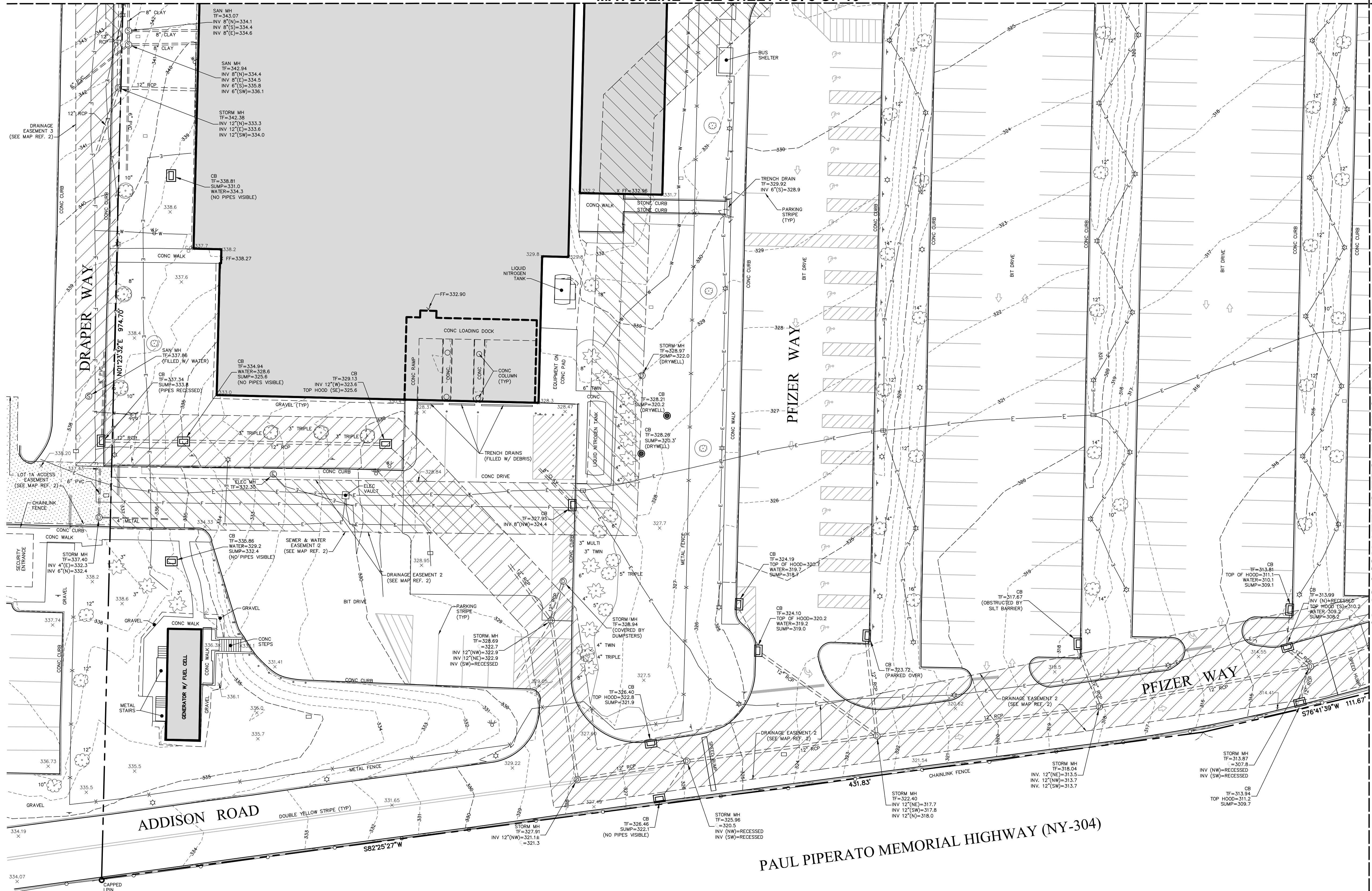
REVISIONS		
NO.	DATE	REMARKS

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
OF PROPERTY LOCATED AT  
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SCALE: 1"=80'  
DWG: DLC FLD: CMB  
S SHEET 1 OF 10  
CAD REF. NO. 1413SURV

MATCHLINE - SEE SHEET NO. 3 OF 10

MATCHLINE - SEE SHEET NO. 6 OF 10



SEE SHEET 1 OF 10 FOR CERTIFICATION, NOTES & LEGEND

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NO.	REMARKS

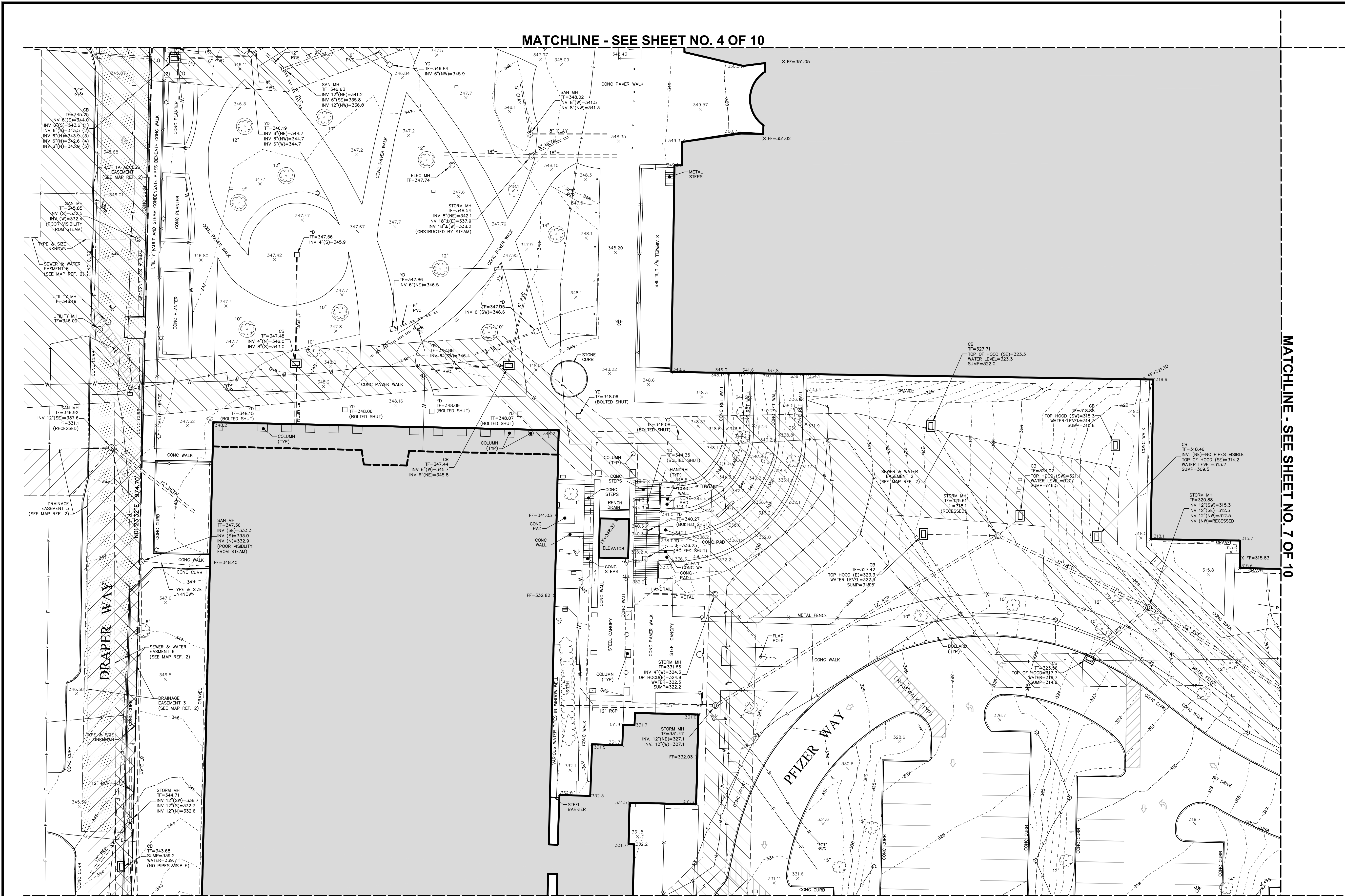
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MATCHLINE - SEE SHEET NO. 7 OF 10

MATCHLINE - SEE SHEET NO. 2 OF 10



SEE SHEET 1 OF 10 FOR CERTIFICATION, NOTES & LEGEND



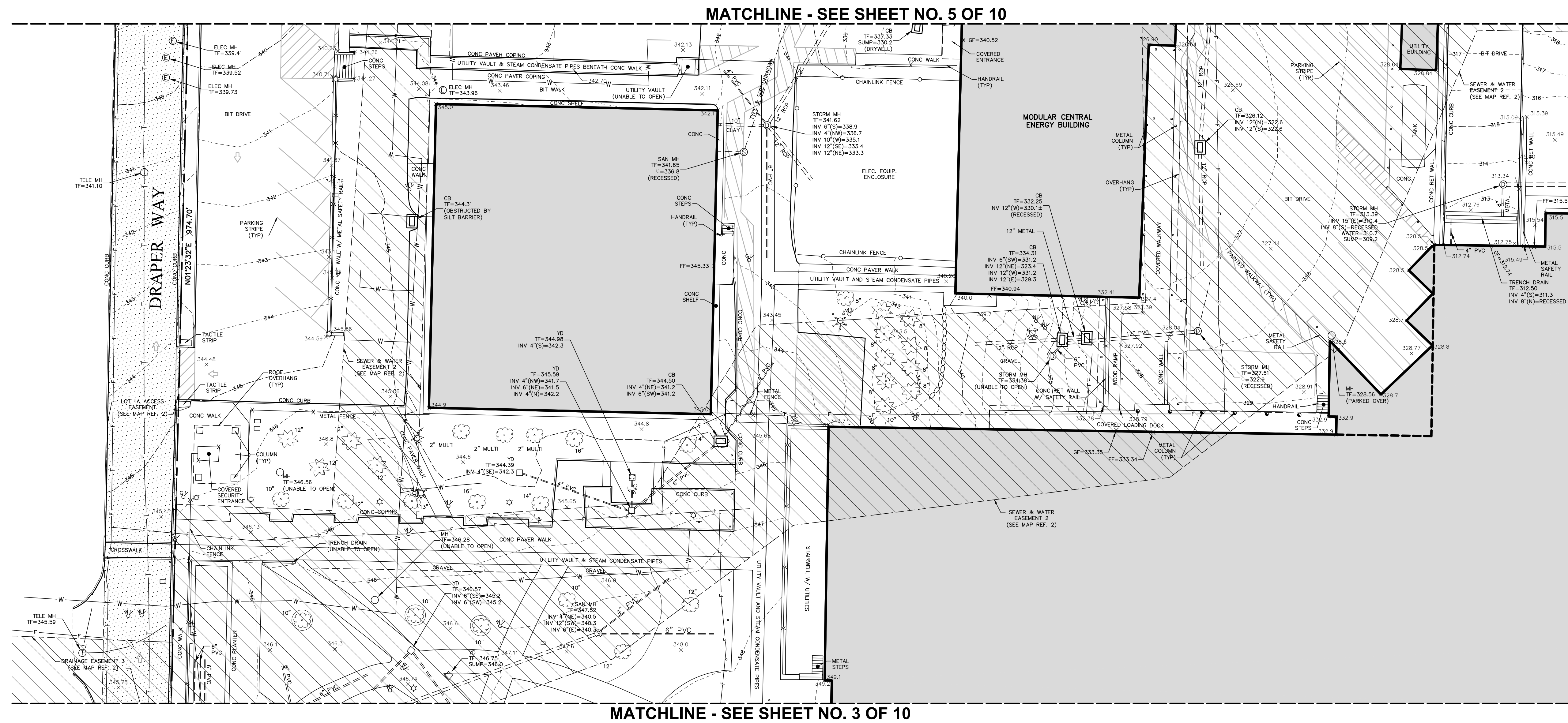
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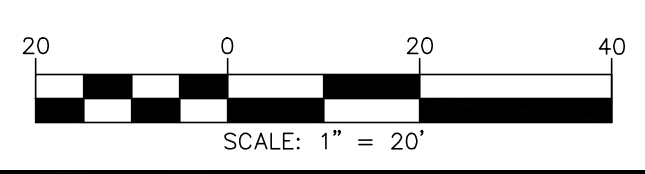
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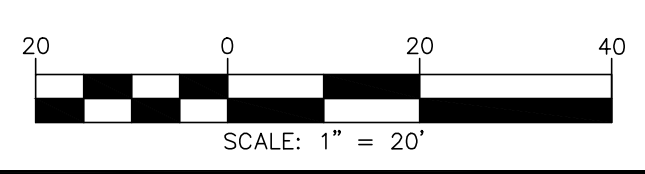
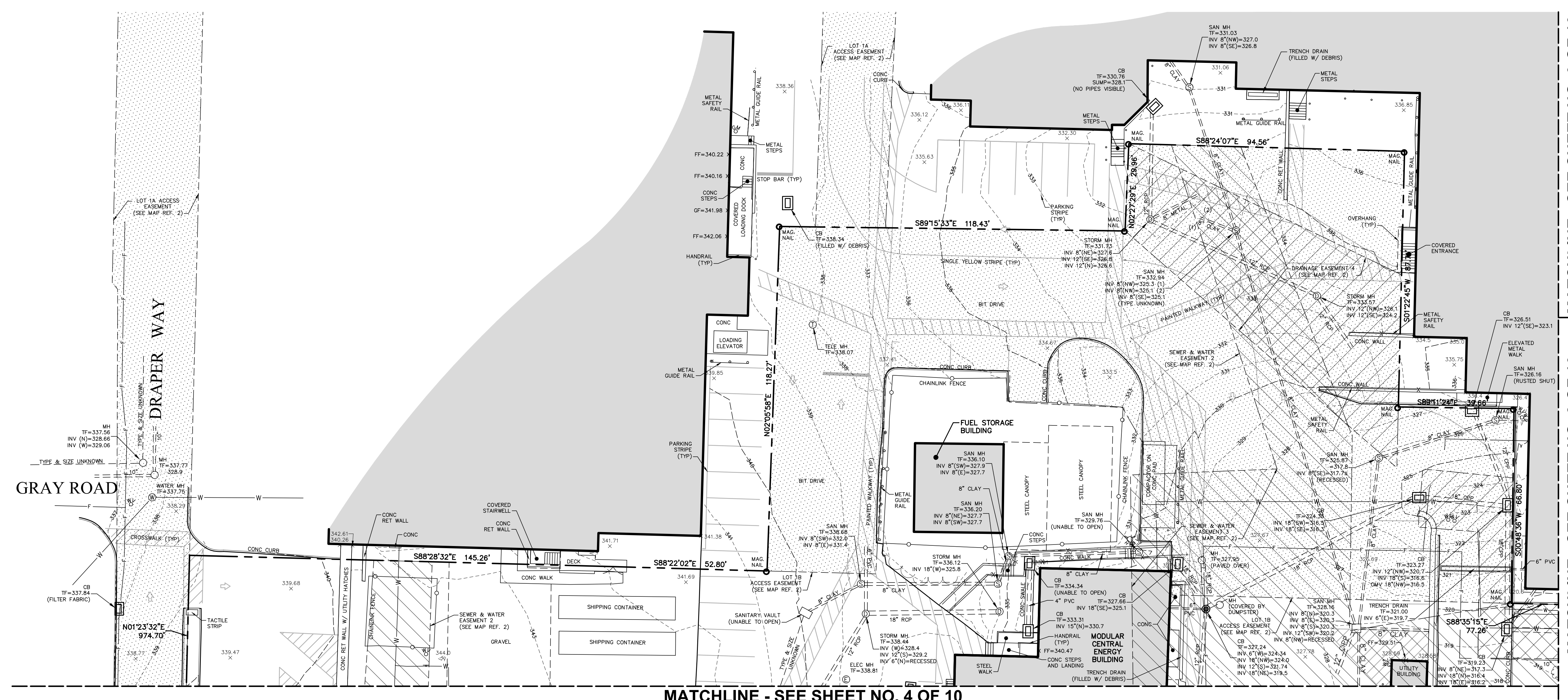


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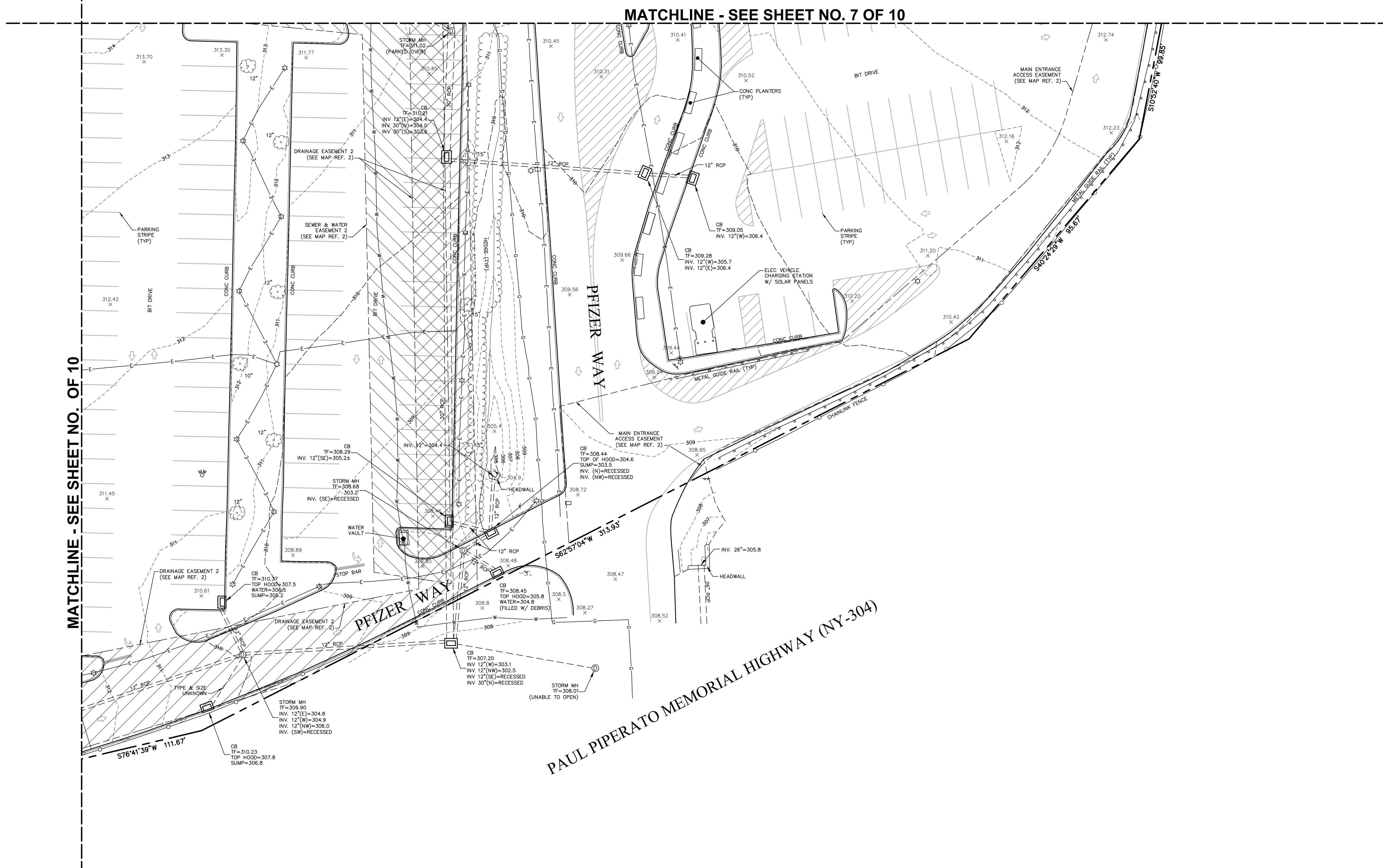
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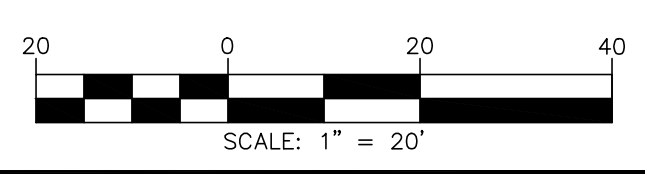


MATCHLINE - SEE SHEET NO. OF 10

MATCHLINE - SEE SHEET NO. 7 OF 10

PAUL PIPERATO MEMORIAL HIGHWAY (NY-304)

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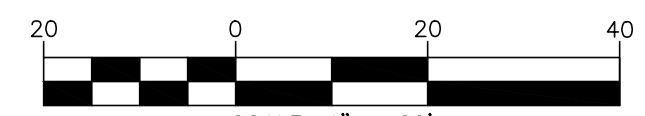
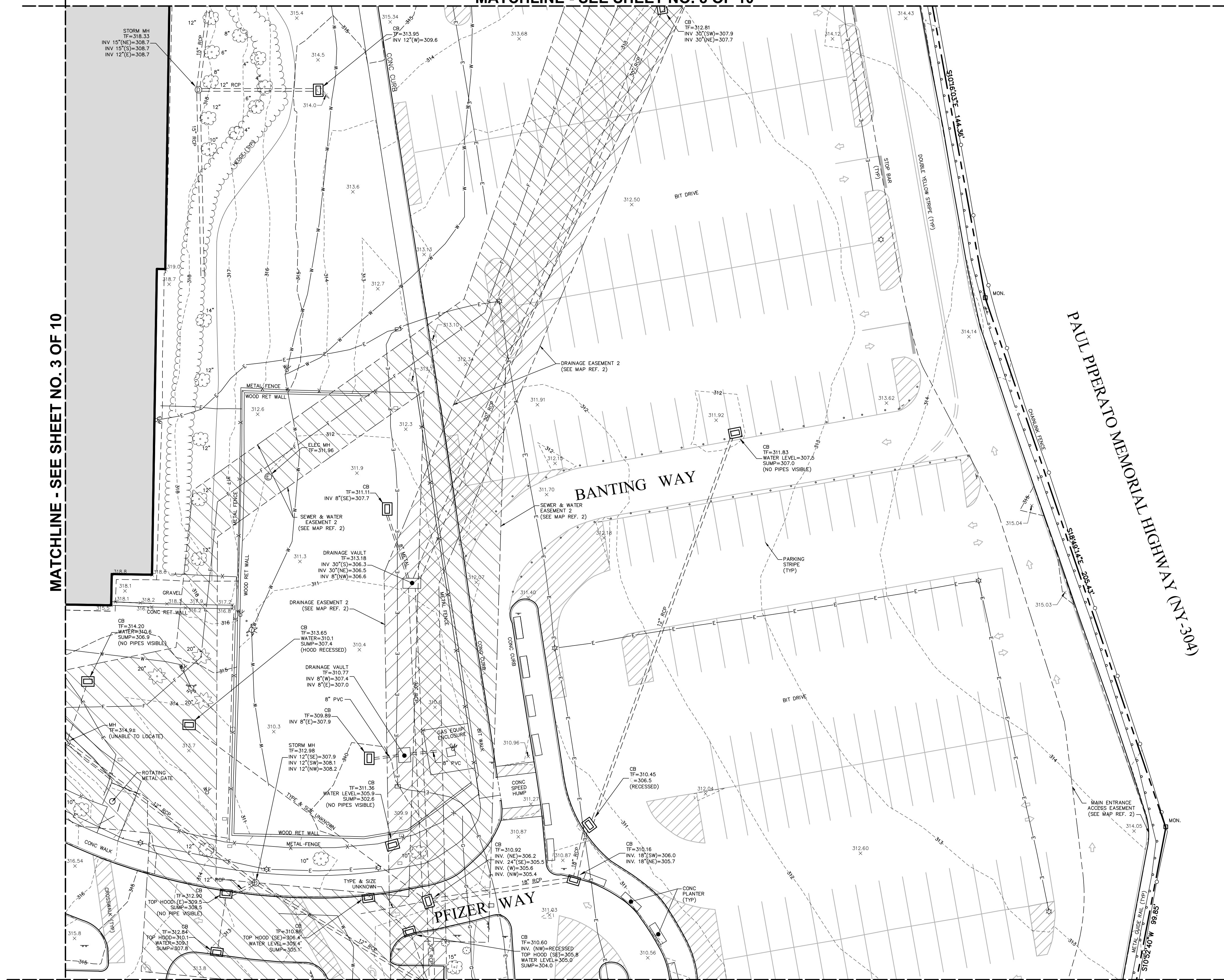
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MATCHLINE - SEE SHEET NO. 8 OF 10

MATCHLINE - SEE SHEET NO. 3 OF 10



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SCALE: 1" = 20'

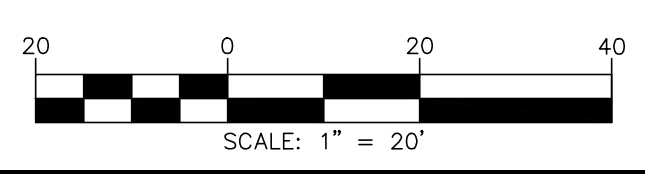
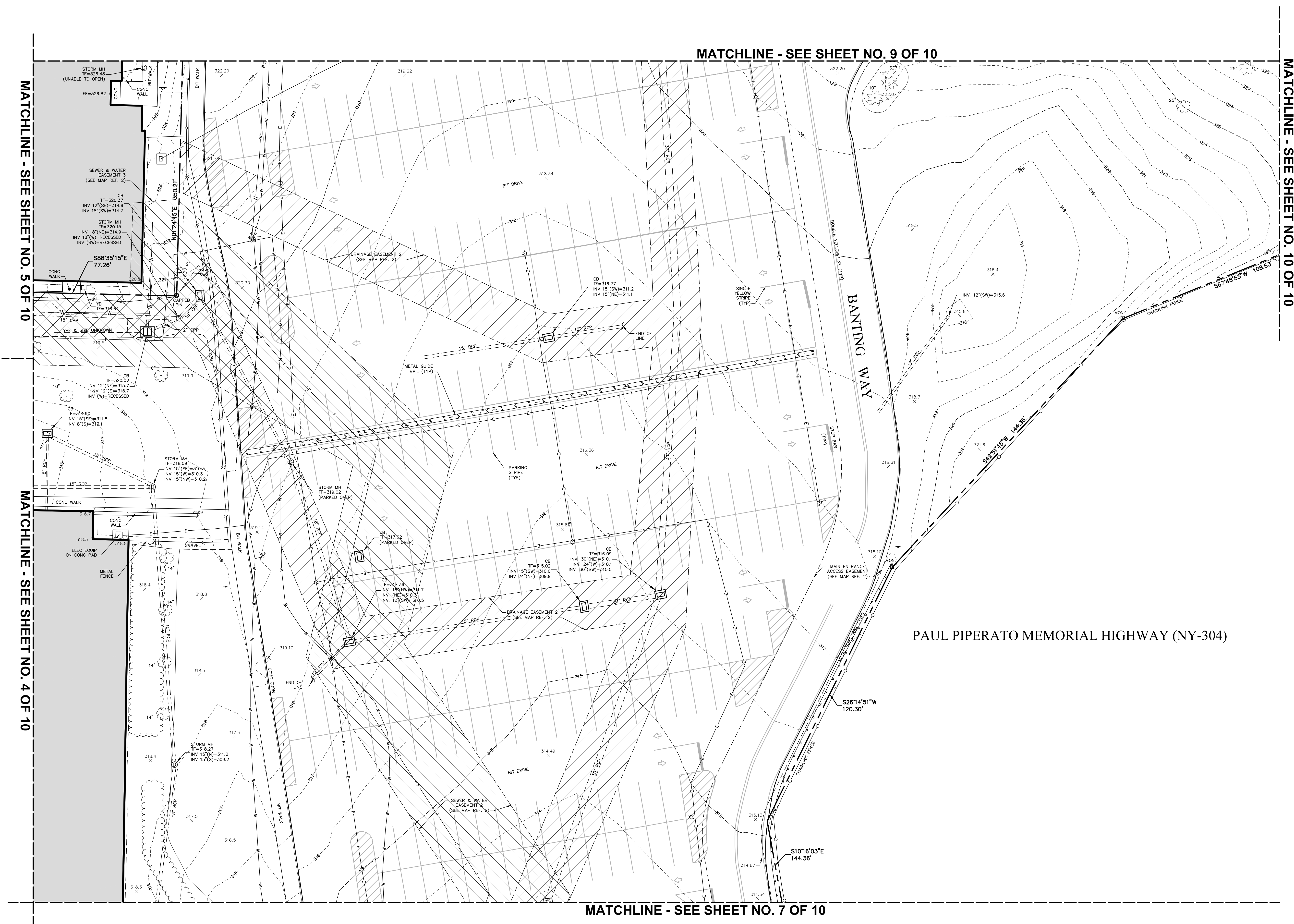


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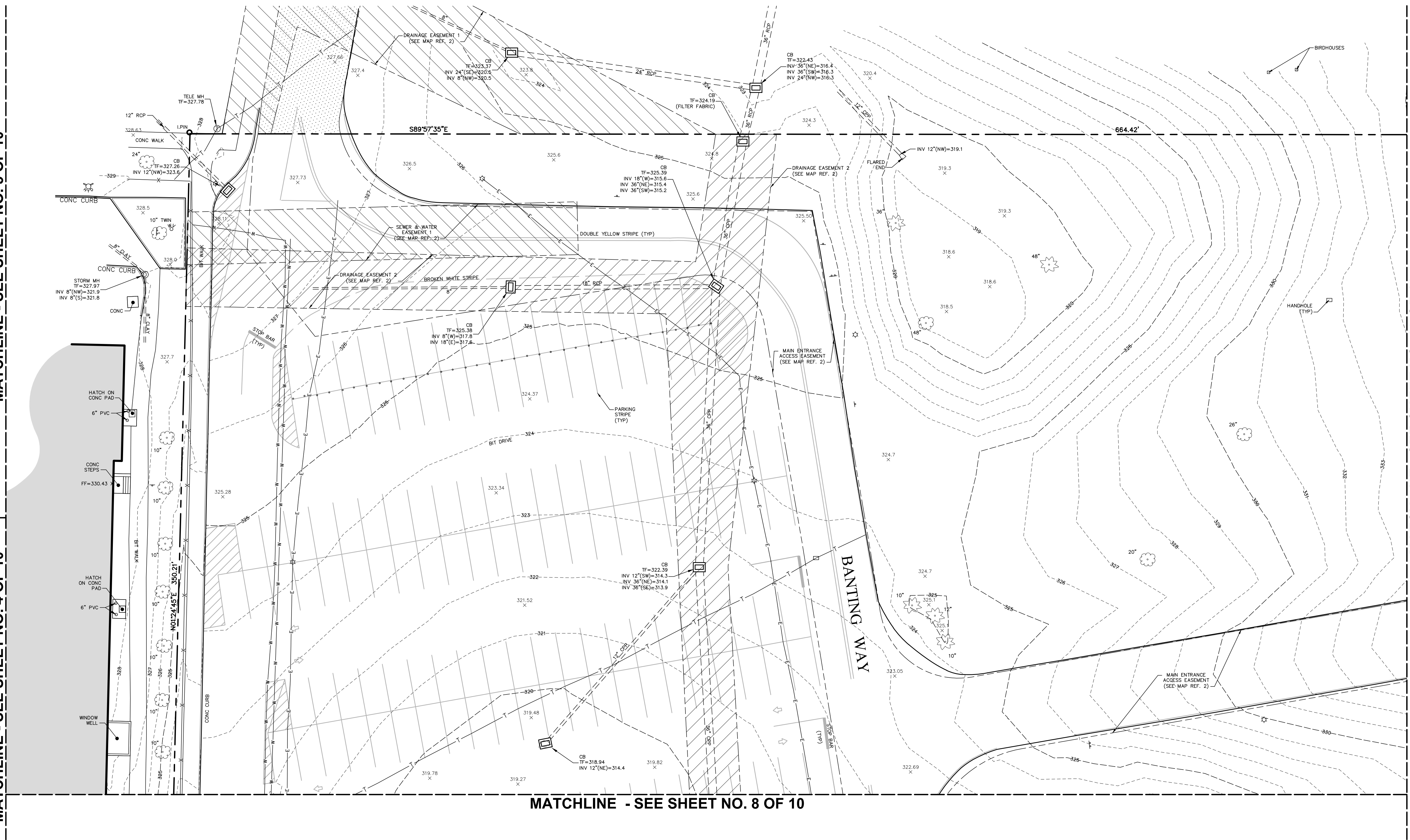
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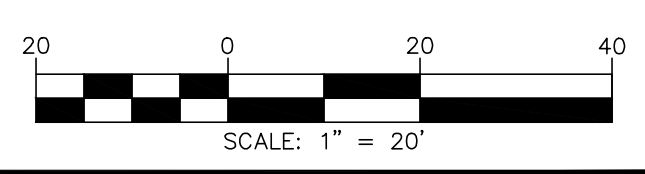
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MATCHLINE - SEE SHEET NO. 4 OF 10



MATCHLINE - SEE SHEET NO. 8 OF 10

MATCHLINE - SEE SHEET NO. 10 OF 10



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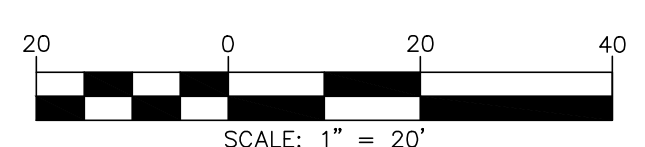
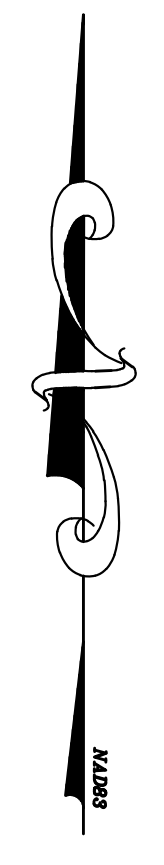
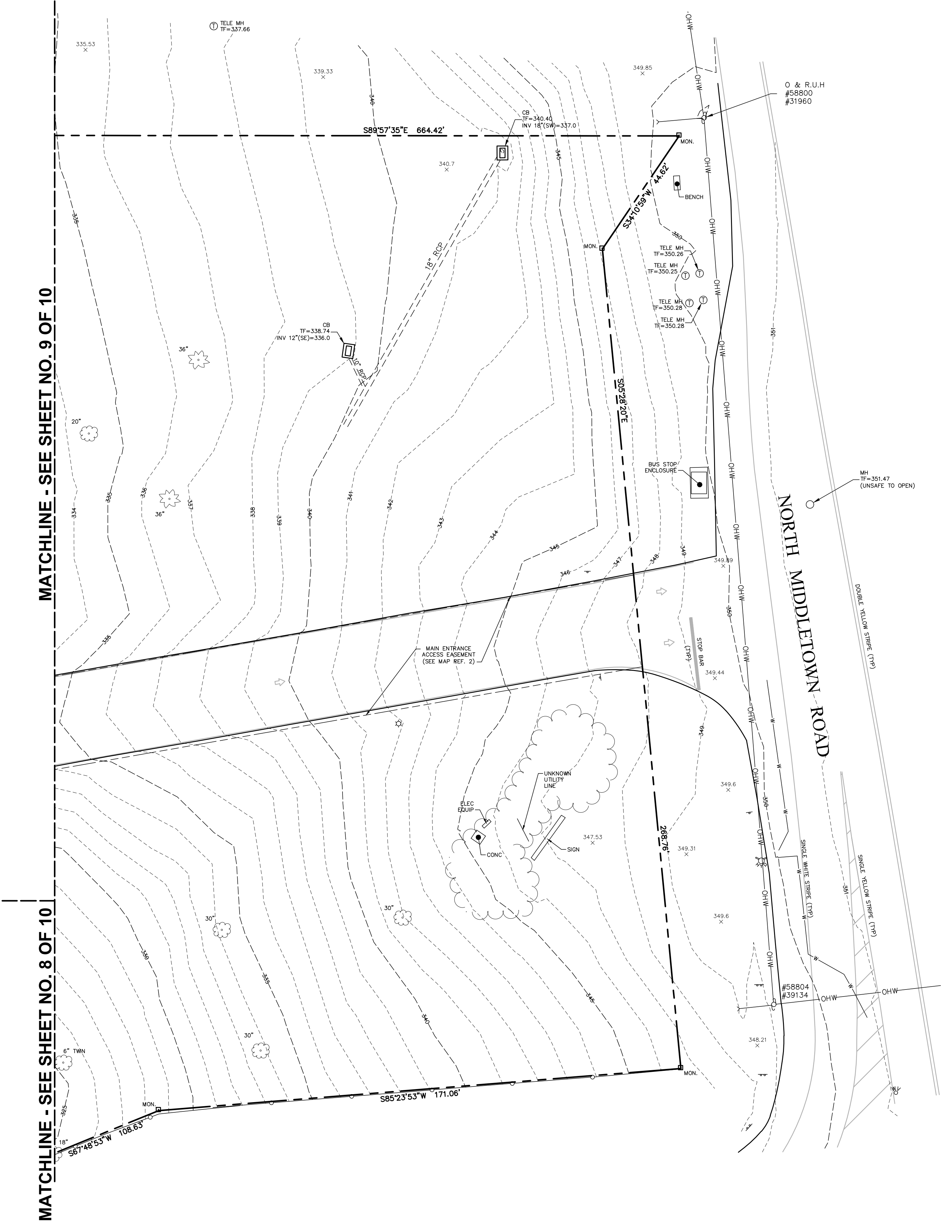
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**RECORD OWNER**  
**PFIZER, INC.**  
 HANY TALBERT  
 6730 Lenox Center Ct.  
 Memphis, TN 38115

Signature

**SURVEYOR**  
**EDWARD T. GANNON**  
 Cherry Hill Road  
 Blooming Grove, NY 10914

WWW.FandO.COM



**FUSS & O'NEILL**  
 Disciplines to Deliver

146 HARTFORD RD MANCHESTER, CT 06040 860.646.2469

**MAP REFERENCE:**  
 UTILITY DRAWINGS PREPARED BY PFIZER, INC. AND WYETH, PEARL RIVER, NY, SCALE: 1" = 100'  
 DATE: VARIOUS, REVISED THROUGH VARIOUS DATES.

REV	DATE	DESCRIPTION	JWM	KES
1	5/18/2015	REVISED FINAL PLANS	JWM	KES
REVISIONS				

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**DRAINAGE EASEMENT PLAN**  
**LOT 1 SUBDIVISION**

SCALE: AS NOTED	PROJ MNGR:
DATE: JANUARY 2014	A/E: FUSS & O'NEILL, INC.
DRAWN BY: BMB/KES	A/E NO: 20111246.A40
FILE NAME: 20111246A10_IDX01	PFIZER NO.
PROJ CPA NO: CU-001.DWG	

SIZE	REV
D	1



**Drainage Easement 1**

LINE	BEARING	DISTANCE
L184	S 89°58'17" W	73.92'
L185	N 64°22'25" W	93.68'
L186	S 13°47'16" W	41.77'
L187	S 89°58'17" W	18.32'
L188	N 10°20'59" E	91.35'
L189	S 62°11'49" E	192.47'

**Drainage Easement 2**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L190	S 06°19'53" W	164.73'	L211	N 00°39'19" E	43.24'
L191	S 03°15'10" E	196.48'	L212	N 85°32'05" W	21.12'
L192	S 02°51'11" W	131.00'	L213	N 04°27'55" E	20.00'
L193	S 23°00'37" W	357.98'	L214	S 84°27'09" E	31.11'
L194	S 01°12'39" E	352.11'	L215	S 00°44'28" W	43.05'
L195	S 62°52'56" W	73.96'	L216	S 86°39'23" E	77.26'
L196	S 72°45'46" W	100.08'	L217	N 35°15'49" E	20.97'
L197	S 81°43'39" W	303.03'	L218	S 24°00'00" E	167.81'
L198	N 08°35'26" W	69.27'	L219	N 81°02'19" E	114.10'
L199	N 43°04'01" W	86.29'	L220	N 05°30'04" E	97.53'
L200	N 89°34'27" W	102.79'	L221	S 81°38'31" W	47.42'
L201	N 01°19'24" E	20.78'	L222	N 64°49'00" W	170.72'
L202	S 89°08'45" E	111.12'	L223	N 01°27'57" E	21.89'
L203	S 43°04'01" E	101.02'	L224	S 64°48'05" E	173.50'
L204	S 08°35'26" E	55.62'	L225	N 81°38'31" E	44.54'
L205	N 78°41'11" E	431.51'	L226	N 02°53'10" W	283.62'
L206	N 01°00'16" W	353.64'	L227	N 89°10'54" W	181.68'
L207	N 22°21'19" E	353.76'	L228	N 01°06'04" E	22.15'
L208	S 81°02'19" W	125.90'	L229	S 88°30'24" E	192.56'
L209	N 23°00'04" W	152.87'	L230	N 08°49'13" E	48.89'
L210	N 89°27'36" W	95.64'	L231	N 89°58'17" E	23.06'

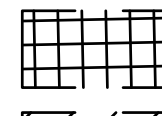
**Drainage Easement 3**

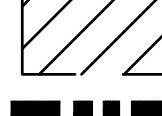
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH
L232	N 88°04'25" W	13.89'	C82	5703.15'	47.91'
L233	N 00°05'37" W	348.62'			
L234	S 89°55'42" W	457.82'			
L235	N 06°22'38" W	148.83'			
L236	S 82°34'53" W	709.78'			
L237	S 22°17'36" W	391.15'			
L238	N 75°50'15" W	103.36'			
L239	S 44°33'23" W	58.10'			
L240	S 68°56'01" W	354.69'			
L241	S 88°02'47" W	82.98'			
L242	S 00°35'16" W	28.96'			
L243	N 89°24'44" W	17.31'			
L244	N 87°14'43" E	85.22'			
L245	N 67°48'24" E	358.79'			
L246	N 44°33'23" E	65.51'			
L247	S 75°50'15" E	97.20'			
L248	N 22°10'21" E	299.65'			
L249	N 04°05'45" E	114.97'			
L250	N 84°08'18" E	727.20'			
L251	N 84°02'54" E	324.13'			
L252	S 87°49'18" E	193.19'			
L253	S 01°19'24" W	24.71'			
L254	N 86°28'29" W	198.45'			
L255	S 80°35'08" W	272.83'			
L256	S 05°44'49" E	134.53'			
L257	S 89°27'21" E	180.73'			
L258	N 63°28'24" E	78.19'			
L259	S 28°08'02" E	38.57'			
L260	N 89°05'00" E	182.92'			
L261	S 01°19'24" W	369.42'			


**Drainage Easement 4**

LINE	BEARING	DISTANCE
L262	S 01°18'37" W	66.20'
L263	N 48°59'18" W	123.63'
L264	N 02°23'21" E	29.96'
L265	S 64°22'22" E	103.76'

**LEGEND**

 UTILITY EASEMENT FOR PFIZER (LOT 1A)

 UTILITY EASEMENT FOR FUTURE OWNER OF LOT 1B

 PROPOSED PROPERTY LINE

**PLAN NOTES:**

- EXISTING CONDITIONS WERE TAKEN FROM THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
- EXISTING UTILITIES WERE TAKEN FROM PLANS TITLED "SANITARY SEWER DISTRIBUTION SYSTEM" DATED MARCH 18, 1991 AND UPDATED JULY 24, 2012, "STORM SEWER DISTRIBUTION SYSTEM" DATED MARCH 15, 1991 AND UPDATED AUGUST 15, 2007, AND "FIRE PROTECTION WATER DISTRIBUTION SYSTEM" DATED JANUARY 14, 1991 UPDATED JUNE 25, 2012 PROVIDED BY PFIZER-CENTRAL ENGINEERING.
- THE SUBJECT SITE IS LOCATED WITHIN ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP 3608660001C DATE AUGUST 2, 1982.
- EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.

**UTILITY NOTES:**

- ALL THE EXISTING UTILITIES ON EACH LOT SHALL BE MAINTAINED AND REPAIRED BY THE CURRENT OWNER.
- UTILITY EASEMENTS ARE A MINIMUM 20 FEET WIDE TO PROVIDE ACCESS FOR MAINTENANCE AND REPAIRS.
- FOR UTILITY EASEMENTS BEARINGS AND DISTANCES SEE DRAINAGE INDEX SHEET ID#-001 AND WATER & SEWER INDEX SHEET ID#-002.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.



RECORD OWNER  
**PFIZER, INC.**  
HANY TALBERT  
6730 Lenox Center Ct.  
Memphis, TN 38115

Signature

**SURVEYOR**  
**EDWARD T. GANNON**  
Cherry Hill Road  
Blooming Grove, NY 10914

PLAN NOTES:

1. EXISTING CONDITIONS WERE TAKEN FROM THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
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3. THE SUBJECT SITE IS LOCATED WITHIN ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP 360886001C DATE AUGUST 2, 1982.
4. EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.

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2. UTILITY EASEMENTS ARE A MINIMUM 20 FEET WIDE TO PROVIDE ACCESS FOR MAINTENANCE AND REPAIRS.
3. FOR UTILITY EASEMENTS BEARINGS AND DISTANCES SEE DRAINAGE INDEX SHEET IDI--001 AND WATER & SEWER INDEX SHEET IDI--002.
4. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
5. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

LEGEND

- UTILITY EASEMENT FOR PFIZER (LOT 1A)
- UTILITY EASEMENT FOR FUTURE OWNER OF LOT 1B
- PROPOSED PROPERTY LINE



WWW.FandO.COM

**FUSS & O'NEILL**  
Disciplines to Deliver

146 HARTFORD RD MANCHESTER, CT 06040 860.646.2469

MAP REFERENCE:  
UTILITY DRAWINGS PREPARED BY PFIZER, INC.  
AND WYETH, PEARL RIVER, NY, SCALE: 1"= 100'  
DATE: VARIOUS, REVISED THROUGH VARIOUS  
DATES.

REV	DATE	DESCRIPTION	JWM	KES
1	5/18/2015	REVISED FINAL PLANS	JWM	KES

REVISIONS

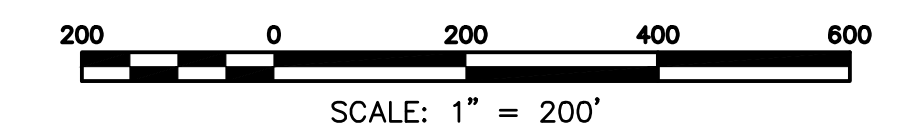
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**GLOBAL RESEARCH  
AND DEVELOPMENT**

SEWER AND WATER EASEMENT PLAN  
LOT 1 SUBDIVISION

SCALE: AS NOTED	PROJ MNGR:
DATE: JANUARY 2014	A/E: FUSS & O'NEILL, INC.
DRAWN BY: BMB/KEA	A/E NO: 2011246.A40
FILE NAME: 2011246A10_IDX02	PFIZER NO.
PROJ CPA NO: CU-002.DWG	



Sewer and Water Easment 1

LINE	BEARING	DISTANCE
L327	N 88°24'22" E	147.21'
L328	S 01°30'00" E	20.00'
L329	S 88°24'22" W	148.20'
L330	N 01°20'38" E	20.03'

Sewer and Water Easment 2  
Exclusion - A

LINE	BEARING	DISTANCE
L397	S 01°38'58" W	185.86'
L398	N 84°47'50" W	71.06'
L399	N 00°09'55" E	125.79'
L400	N 54°44'40" E	92.77'

Sewer and Water Easment 2  
Exclusion - B

LINE	BEARING	DISTANCE
L401	S 01°26'15" W	22.49'
L402	S 48°26'57" E	46.52'
L403	S 89°17'38" W	55.78'
L404	N 35°47'08" W	72.60'
L405	S 85°43'32" E	65.16'

Sewer and Water Easment 2

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L331	S 47°58'03" E	157.60'	L364	S 01°26'15" W	32.22'
L332	S 14°12'44" W	85.43'	L365	S 48°26'57" E	59.23'
L333	S 33°30'21" E	128.03'	L366	N 78°20'30" E	66.67'
L334	S 26°16'54" W	150.41'	L367	N 06°05'18" E	58.05'
L335	S 01°38'58" W	212.30'	L368	N 54°44'40" E	121.75'
L336	S 89°04'42" W	23.97'	L369	N 18°54'34" E	114.81'
L337	S 00°54'48" E	218.40'	L370	N 33°12'27" W	123.75'
L338	N 81°39'55" W	28.38'	L371	N 13°42'48" E	83.49'
L339	N 01°19'23" W	195.96'	L372	N 59°21'34" W	81.84'
L340	N 84°30'19" W	74.79'	L373	N 88°58'18" W	97.47'
L341	N 03°33'38" E	50.88'	L374	S 22°58'15" W	116.83'
L342	N 84°24'29" W	27.23'	L375	S 52°41'49" W	73.82'
L343	N 48°26'57" W	48.32'	L376	S 82°40'14" W	128.96'
L344	S 89°17'38" W	89.18'	L377	S 53°29'15" W	78.76'
L345	N 40°51'57" W	85.60'	L378	S 69°57'24" W	98.78'
L346	S 48°54'42" W	58.34'	L379	N 85°23'49" W	57.69'
L347	S 01°20'34" W	106.61'	L380	N 01°19'24" E	81.81'
L348	S 46°08'28" W	75.29'	L381	S 87°44'46" E	53.05'
L349	S 02°22'54" W	162.73'	L382	N 04°06'30" E	208.41'
L350	N 89°18'50" W	204.47'	L383	S 88°32'40" E	20.00'
L351	N 01°19'24" E	20.00'	L384	S 01°40'44" W	211.16'
L352	S 89°18'28" E	184.83'	L385	N 86°06'55" E	77.83'
L353	N 02°22'54" E	151.34'	L386	N 31°59'04" E	71.56'
L354	N 46°08'28" E	75.08'	L387	N 86°37'19" E	132.47'
L355	N 01°17'37" E	157.05'	L388	N 00°45'56" W	167.40'
L356	N 85°47'42" W	55.05'	L389	N 87°35'28" E	50.30'
L357	N 46°56'01" W	55.56'	L390	N 18°07'19" W	116.93'
L358	S 84°44'21" W	144.97'	L391	S 88°28'15" E	23.78'
L359	N 01°19'24" E	23.40'	L392	S 21°08'46" E	106.36'
L360	N 86°05'30" E	151.60'	L394	S 00°44'28" W	66.80'
L361	S 30°48'44" E	54.54'	L393	N 80°16'22" E	56.25'
L362	N 88°42'32" E	105.67'	L395	S 88°39'23" E	77.26'
L363	S 78°18'22" E	114.39'	L396	N 01°20'37" E	41.18'

Sewer and Water Easment 3

LINE	BEARING	DISTANCE
L406	S 01°20'37" W	41.18'
L407	N 88°39'23" W	19.93'
L408	N 01°56'59" E	39.07'
L409	N 85°09'08" E	19.63'

Sewer and Water Easment 4  
Exclusion - A

LINE	BEARING	DISTANCE
L459	N 88°47'50" W	248.75'
L460	N 01°12'10" E	100.45'
L461	N 89°36'59" E	214.10'
L462	S 47°15'48" E	44.67'
L463	S 00°14'33" W	78.77'

Sewer and Water Easment 4

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L410	N 88°28'05" W	6.26'	L435	N 64°43'59" E	150.00'
L411	N 00°14'10" W	222.46'	L436	S 79°53'10" E	80.00'
L412	S 86°16'30" W	95.99'	L437	N 81°50'55" E	189.71'
L413	N 04°35'06" W	128.51'	L438	S 08°09'05" E	114.98'
L414	N 72°41'48" W	191.22'	L439	N 80°06'10" E	164.45'
L415	N 00°14'33" E	16.02'	L440	N 64°44'59" E	146.84'
L416	N 89°17'21" W	269.09'	L441	N 31°39'28" E	68.63'
L417	N 01°12'10" E	122.20'	L442	N 86°39'40" E	64.29'
L418	S 89°36'59" W	689.48'	L443	S 03°10'53" E	60.80'
L419	S 80°55'21" W	163.36'	L444	N 84°11'35" E	137.53'
L420	S 07°37'42" E	271.58'	L445	S 82°37'26" E	186.89'
L421	S 82°19'41" W	200.00'	L446	S 85°22'03" E	295.04'
L422	N 07°40'19" W	175.00'	L447	S 73°03'29" E	143.55'
L423	N 71°23'11" W	55.00'	L448	S 00°07'56" W	125.70'
L424	N 77°50'04" W	140.00'	L449	S 68°41'12" E	65.98'
L425	S 00°30'26" W	387.80'	L450	N 03°57'42" E	106.78'
L426	S 14°50'24" W	158.11'	L451	S 86°02'18" E	30.00'
L427	S 21°30'41" E	296.82'	L452	S 03°57'42" W	111.28'
L428	S 03°26'44" E	176.71'	L453	S 67°27'17" E	83.36'
L429	S 86°33'16" W	20.00'	L454	S 08°14'30" E	80.50'
L430	N 03°26'44" W	173.53'	L455	N 88°40'13" E	47.85'
L431	N 21°30'41" W	300.22'	L456	N 00°07'28" E	79.18'
L432	N 14°55'16" E	142.64'	L457	S 85°14'47" E	46.73'
L433	N 03°57'51" W	372.02'	L458	S 01°19'24" W	367.47'
L434	N 01°51'44" E	175.00'			

SIZE	REV
D	1

A  
B  
C  
D  
E

PROPOSED DRAINAGE EASEMENT NUMBER ONE (EXTERNAL)

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
S50	66.44	N80° 51' 05"E	
S51	127.25	N43° 26' 22"E	
S52	10.01	N44° 31' 12"W	
S53	20.01	N43° 26' 22"E	
S54	4.77	S44° 31' 12"E	
S55	49.01	N20° 57' 23"E	
S56	85.82	N8° 39' 36"W	
S57	166.52	N19° 52' 18"W	
S58	65.45	N12° 00' 20"W	
S59	40.62	N89° 57' 01"W	
S60	83.18	N83° 51' 16"W	
S61	60.14	N17° 59' 25"W	
S62	64.75	N7° 16' 22"W	
S63	110.92	N17° 03' 12"W	
S64	91.88	N1° 21' 36"E	
S65	128.44	N1° 18' 49"E	
S66	134.43	N1° 43' 49"E	
S67	20.00	S88° 16' 11"E	
S68	134.35	S1° 43' 49"W	
S69	128.37	S1° 18' 49"W	
S70	88.64	S1° 21' 36"W	
S71	109.39	S17° 03' 12"E	
S72	64.58	S7° 16' 22"E	
S73	45.31	S17° 59' 25"E	
S74	69.16	S83° 51' 16"E	
S75	38.92	S89° 57' 01"E	
S76	103.90	N7° 53' 03"E	
S77	114.77	N20° 01' 06"E	
S78	35.32	N8° 39' 26"W	
S79	286.09	N1° 29' 01"E	
S80	84.92	N35° 08' 15"W	
S81	14.74	N89° 57' 36"W	
S82	20.44	N0° 02' 24"E	
S83	132.34	S89° 57' 49"E	
S84	103.17	S85° 51' 30"E	
S85	82.30	S4° 14' 38"W	
S86	99.32	S62° 02' 37"W	
S87	93.05	S8° 49' 26"E	

PROPOSED DRAINAGE EASEMENT NUMBER ONE (EXTERNAL) CONT.

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
S88	35.59	S88° 34' 54"E	
S89	73.05	S37° 51' 04"E	
S90	50.34	S47° 38' 08"W	
S91	31.99	S52° 13' 23"W	
S92	42.69	S56° 48' 38"W	
S93	28.33	N14° 20' 37"W	
S94	31.68	S57° 59' 25"W	
S95	17.11	N88° 53' 25"W	
S96	25.82	S8° 39' 26"E	
S97	117.76	S20° 01' 06"W	
S98	108.74	S7° 53' 03"W	
S99	70.41	S12° 00' 20"E	
S100	167.11	S19° 52' 18"E	
S101	93.07	S8° 39' 36"E	
S102	71.95	S20° 57' 23"W	
S103	133.36	S43° 26' 22"W	
S104	83.82	S62° 57' 04"W	
S105	15.66	N5° 57' 31"W	

PROPOSED DRAINAGE EASEMENT NUMBER ONE (INTERNAL)

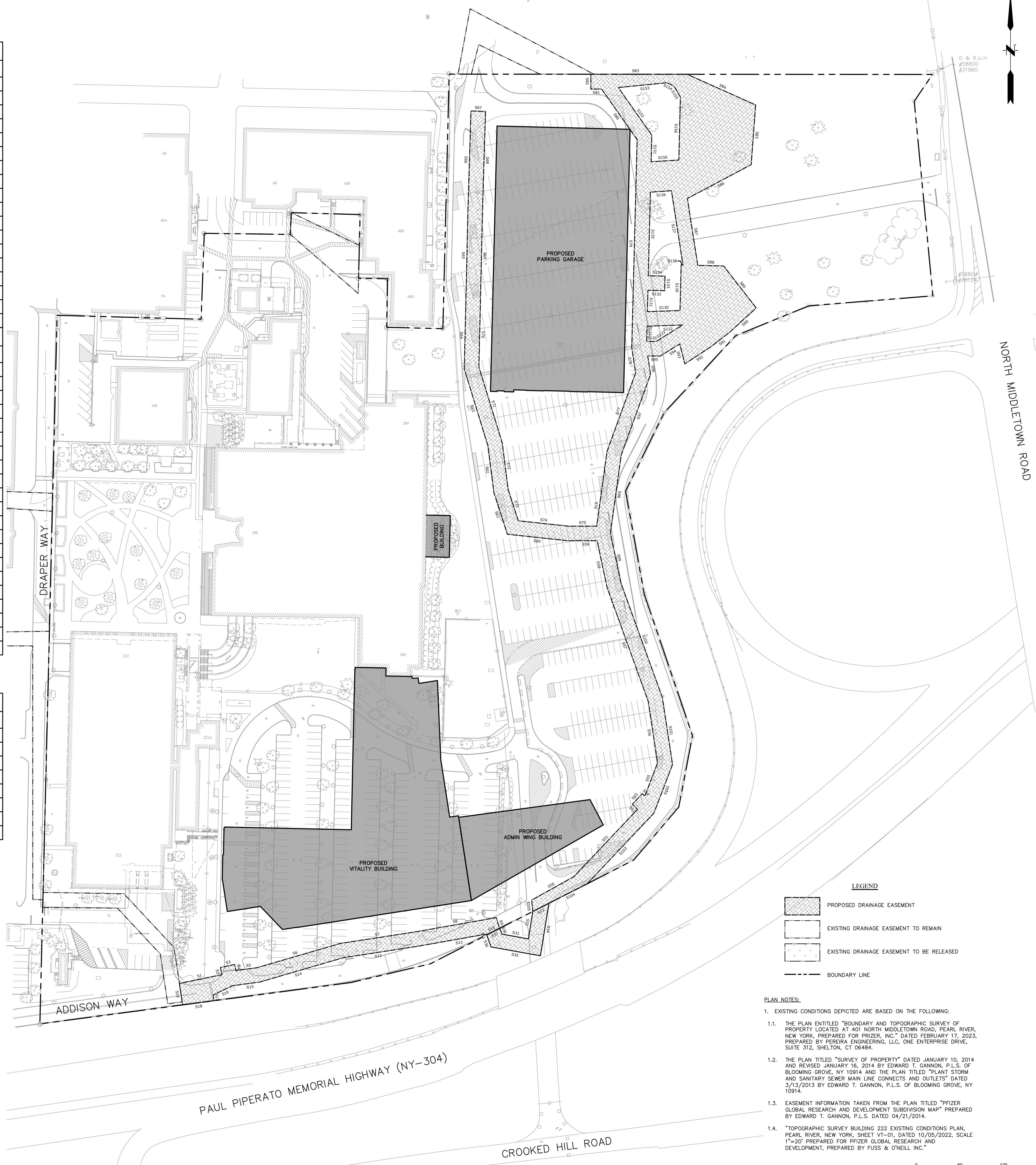
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
S120	12.97	N88° 53' 25"W	
S121	20.78	N1° 25' 06"E	
S122	48.77	N88° 03' 06"E	
S123	42.79	S57° 59' 25"W	
S130	44.83	N88° 03' 06"E	
S131	29.40	S1° 25' 06"W	
S132	22.98	N88° 34' 54"W	
S133	20.00	S1° 25' 06"W	
S134	22.98	S88° 34' 54"E	
S135	114.96	S1° 25' 06"W	
S136	29.02	S86° 02' 46"W	
S137	103.39	N8° 49' 26"W	
S138	2.53	S88° 34' 54"E	
S139	62.70	N1° 25' 06"E	
S150	38.15	N86° 23' 20"E	
S151	36.61	S1° 25' 06"W	
S152	80.02	S35° 08' 15"E	
S153	63.01	S84° 19' 10"W	
S154	10.89	N62° 29' 22"W	
S155	17.00	N30° 39' 59"W	
S156	86.68	N1° 25' 06"E	

PROPOSED DRAINAGE EASEMENT NUMBER TWO

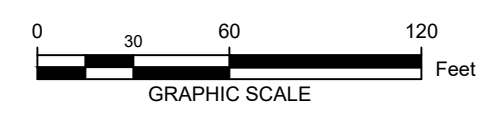
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
S1	59.72	N78° 09' 39"E	
S2	10.00	N11° 50' 21"W	
S3	20.00	N78° 09' 39"E	
S4	8.52	S11° 50' 21"E	
S5	29.03	N82° 14' 07"E	
S6	119.15	N73° 45' 17"E	
S7	104.79	N81° 14' 51"E	
S8	112.82	N79° 57' 28"E	
S9	15.59	S17° 29' 16"E	
S10	19.88	S62° 55' 19"W	
S11	1.30	N19° 48' 20"W	
S12	95.84	S79° 57' 28"W	
S13	103.71	S81° 14' 51"W	
S14	119.32	S73° 45' 17"W	
S15	38.24	S82° 14' 07"W	
S16	29.16	S64° 19' 36"W	
S17	8.04	S7° 34' 33"E	
S18	43.52	S82° 25' 27"W	
S19	29.72	N8° 31' 18"W	

PROPOSED DRAINAGE EASEMENT NUMBER THREE (OFF SITE)

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
S30	8.48	N19° 48' 20"W	
S31	37.06	N79° 48' 59"W	
S32	38.19	S9° 07' 39"W	
S33	24.78	S62° 57' 04"W	
S34	73.19	N9° 07' 39"E	
S35	68.98	S79° 48' 59"E	
S36	17.47	S19° 48' 20"E	
S37	20.16	S62° 55' 21"W	



- PLAN NOTES.**
- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
    - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PRIZER, INC., DATED FEBRUARY 17, 2023, PREPARED BY PEREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
    - THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
    - EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PRIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
    - "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK, SHEET VT-01, DATED 10/05/2022, SCALE 1"=20' PREPARED FOR PRIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL, INC."



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SBLD Studio  
132 West 26th St, 10th Floor  
New York, NY 10018  
212.391.4230

Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

Project Key Plan:

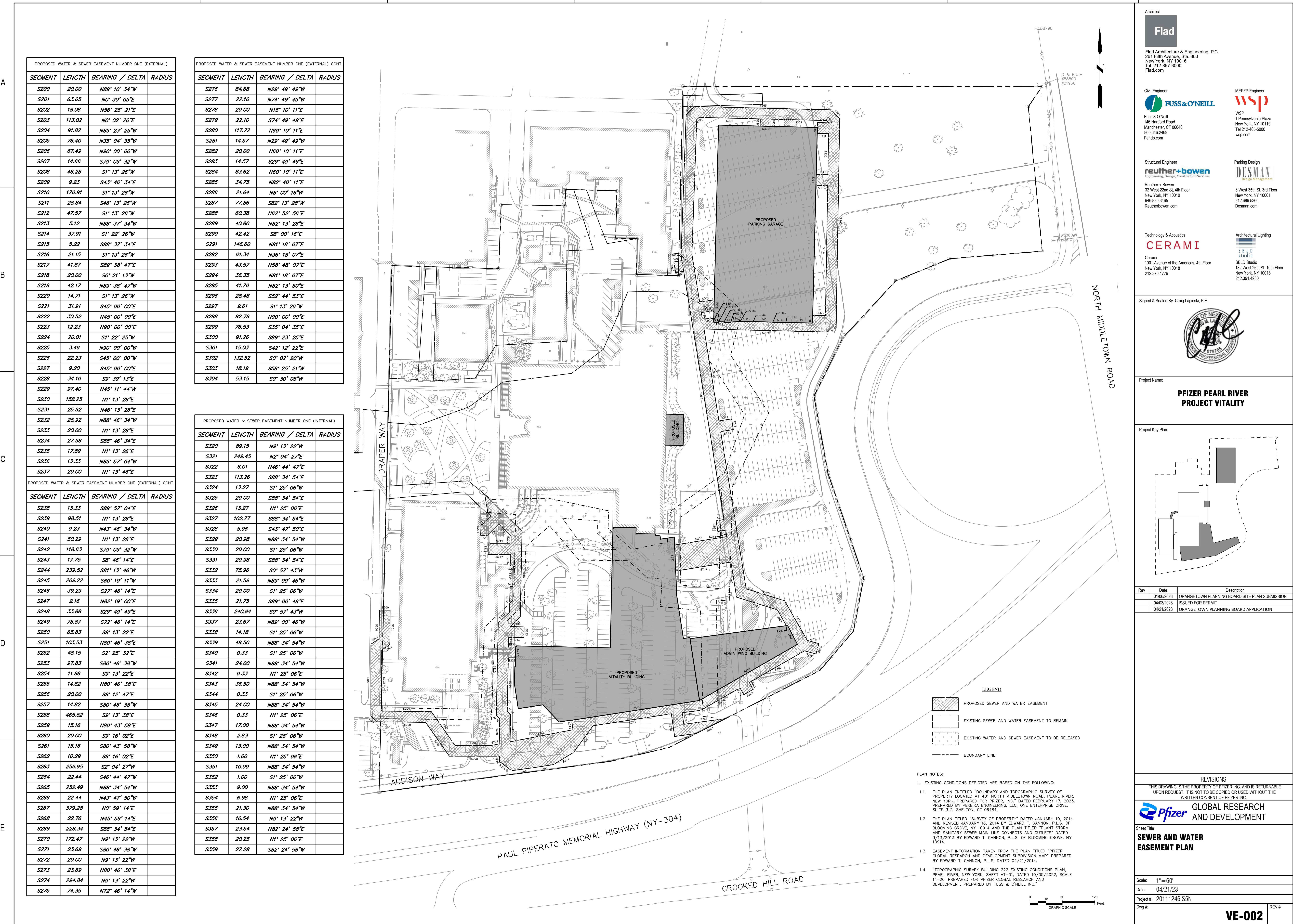
Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

REVISIONS  
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**DRAINAGE EASEMENT PLAN**

Scale: 1"=60'  
Date: 04/21/23  
Project #: 20111246.S5N  
Dwg #: **VE-001** REV #



PROPOSED WATER & SEWER EASEMENT NUMBER ONE (EXTERNAL)				
SEGMENT	LENGTH	BEARING / DELTA	RADIUS	
S200	20.00	N89° 10' 34"W		
S201	63.65	N0° 30' 05"E		
S202	18.08	N56° 25' 21"E		
S203	113.02	N0° 02' 20"E		
S204	91.82	N89° 23' 25"W		
S205	76.40	N35° 04' 35"W		
S206	67.49	N90° 00' 00"W		
S207	14.66	S79° 09' 32"W		
S208	46.28	S1° 13' 26"W		
S209	9.23	S43° 46' 34"E		
S210	170.91	S1° 13' 26"W		
S211	28.84	S46° 13' 26"W		
S212	47.57	S1° 13' 26"W		
S213	5.12	N88° 37' 34"W		
S214	37.91	S1° 22' 26"W		
S215	5.22	S88° 37' 34"E		
S216	21.15	S1° 13' 26"W		
S217	41.87	S89° 38' 47"E		
S218	20.00	S0° 21' 13"W		
S219	42.17	N89° 38' 47"W		
S220	14.71	S1° 13' 26"W		
S221	31.91	S45° 00' 00"E		
S222	30.52	N45° 00' 00"E		
S223	12.23	N90° 00' 00"E		
S224	20.01	S1° 22' 25"W		
S225	3.46	N90° 00' 00"W		
S226	22.23	S45° 00' 00"W		
S227	9.20	S45° 00' 00"E		
S228	34.10	S9° 39' 13"E		
S229	97.40	N45° 11' 44"W		
S230	158.25	N1° 13' 26"E		
S231	25.92	N46° 13' 26"E		
S232	25.92	N88° 46' 34"W		
S233	20.00	N1° 13' 26"E		
S234	27.98	S88° 46' 34"E		
S235	17.89	N1° 13' 26"E		
S236	13.33	N89° 57' 04"W		
S237	20.00	N1° 13' 46"E		

PROPOSED WATER & SEWER EASEMENT NUMBER ONE (EXTERNAL) CONT.				
SEGMENT	LENGTH	BEARING / DELTA	RADIUS	
S276	84.68	N29° 49' 49"W		
S277	22.10	N74° 49' 49"W		
S278	20.00	N15° 10' 11"E		
S279	22.10	S74° 49' 49"E		
S280	117.72	N60° 10' 11"E		
S281	14.57	N29° 49' 49"W		
S282	20.00	N60° 10' 11"E		
S283	14.57	S29° 49' 49"E		
S284	83.62	N60° 10' 11"E		
S285	34.75	N82° 40' 11"E		
S286	21.64	N8° 00' 16"W		
S287	77.86	S82° 13' 28"W		
S288	60.38	N62° 52' 56"E		
S289	40.80	N82° 13' 28"E		
S290	42.42	S8° 00' 16"E		
S291	146.60	N81° 18' 07"E		
S292	61.34	N36° 18' 07"E		
S293	43.57	N58° 48' 07"E		
S294	36.35	N81° 18' 07"E		
S295	41.70	N82° 13' 50"E		
S296	28.48	S52° 44' 53"E		
S297	9.61	S1° 13' 26"W		
S298	92.79	N90° 00' 00"E		
S299	76.53	S35° 04' 35"E		
S300	91.26	S89° 23' 25"E		
S301	15.03	S42° 12' 22"E		
S302	132.52	S0° 02' 20"W		
S303	18.19	S56° 25' 21"W		
S304	53.15	S0° 30' 05"W		

PROPOSED WATER & SEWER EASEMENT NUMBER ONE (INTERNAL)				
SEGMENT	LENGTH	BEARING / DELTA	RADIUS	
S320	89.15	N9° 13' 22"W		
S321	249.45	N2° 04' 27"E		
S322	6.01	N46° 44' 47"E		
S323	113.26	S88° 34' 54"E		
S324	13.27	S1° 25' 06"W		
S325	20.00	S88° 34' 54"E		
S326	13.27	N1° 25' 06"E		
S327	102.77	S88° 34' 54"E		
S328	5.96	S43° 47' 50"E		
S329	20.98	N88° 34' 54"W		
S330	20.00	S1° 25' 06"W		
S331	20.98	S88° 34' 54"E		
S332	75.96	S0° 57' 43"W		
S333	21.59	N89° 00' 46"W		
S334	20.00	S1° 25' 06"W		
S335	21.75	S89° 00' 46"E		
S336	240.94	S0° 57' 43"W		
S337	23.67	N89° 00' 46"W		
S338	14.18	S1° 25' 06"W		
S339	49.50	N88° 34' 54"W		
S340	0.33	S1° 25' 06"W		
S341	24.00	N88° 34' 54"W		
S342	0.33	N1° 25' 06"E		
S343	36.50	N88° 34' 54"W		
S344	0.33	S1° 25' 06"W		
S345	24.00	N88° 34' 54"W		
S346	0.33	N1° 25' 06"E		
S347	17.00	N88° 34' 54"W		
S348	2.83	S1° 25' 06"W		
S349	13.00	N88° 34' 54"W		
S350	1.00	N1° 25' 06"E		
S351	10.00	N88° 34' 54"W		
S352	1.00	S1° 25' 06"W		
S353	9.00	N88° 34' 54"W		
S354	6.98	N1° 25' 06"E		
S355	21.30	N88° 34' 54"W		
S356	10.54	N9° 13' 22"W		
S357	23.54	N82° 24' 58"E		
S358	20.25	N1° 25' 06"E		
S359	27.28	S82° 24' 58"W		

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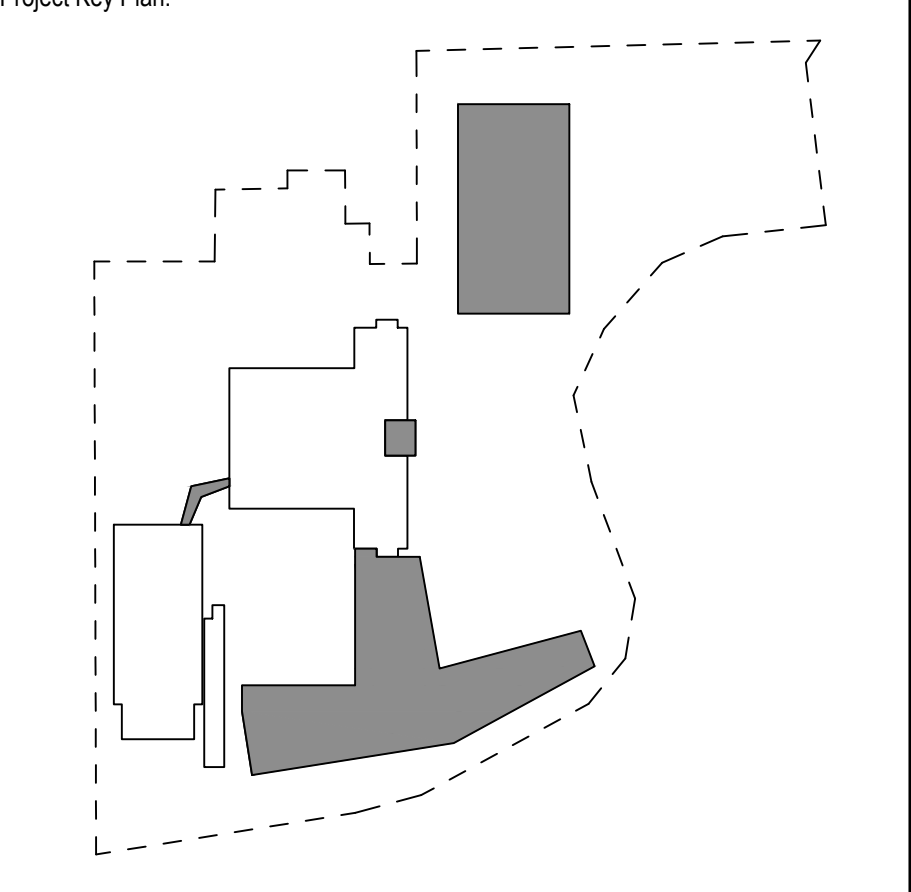
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Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**



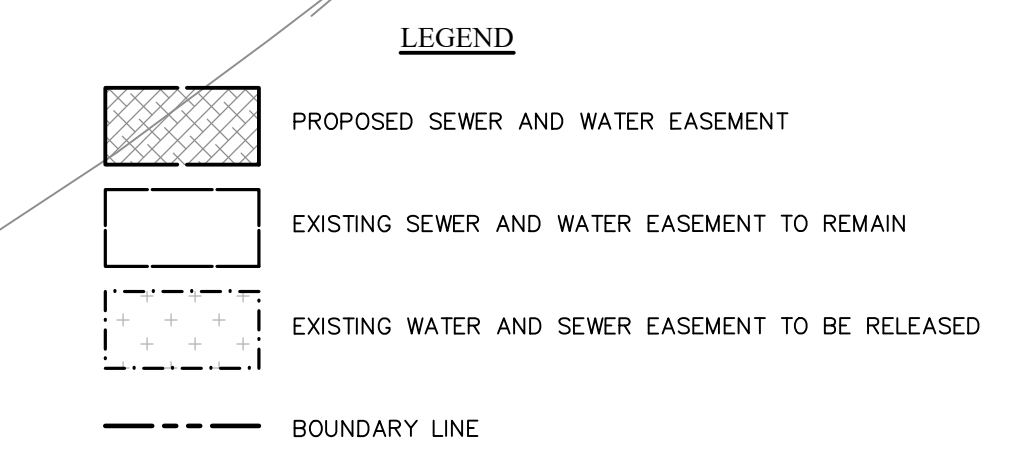
Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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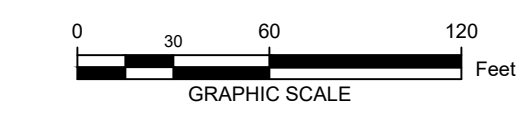
**Pfizer GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title:  
**SEWER AND WATER EASEMENT PLAN**

Scale: 1"=60'  
Date: 04/21/23  
Project #: 20111246.55N  
Dwg #: **VE-002**

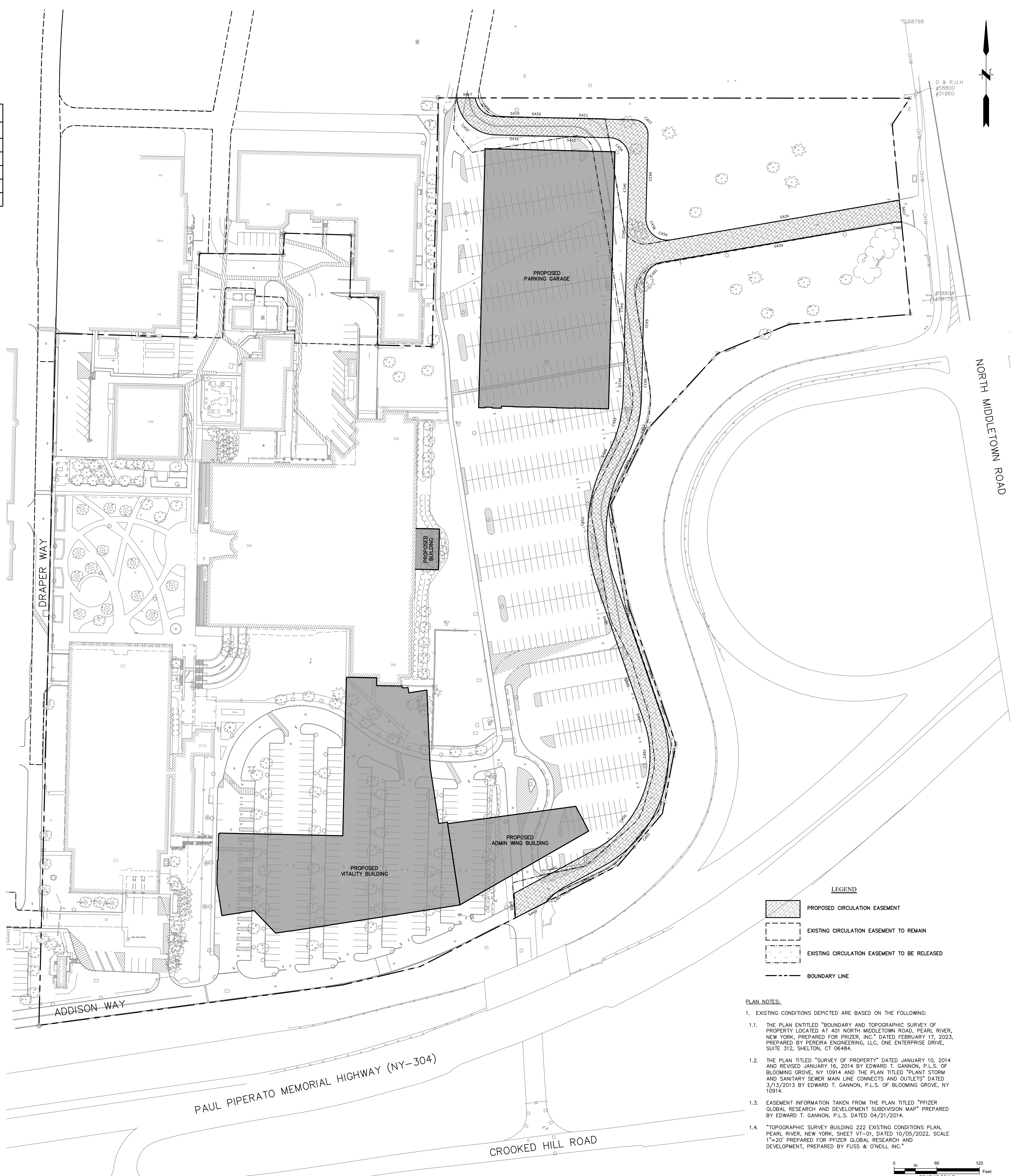


- PLAN NOTES**
- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:  
1.1 THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PFIZER, INC., DATED FEBRUARY 17, 2023, PREPARED BY PEREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.  
1.2 THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S., OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.  
1.3 EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S., DATED 04/21/2014.  
1.4 "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK, SHEET VT-01, DATED 10/05/2022, SCALE 1"=20" PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL, INC."



SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C450	122.55	47.04	149.27
C451	84.34	32.37	149.27
C452	178.43	45.24	226.00
C453	75.19	24.76	174.00
C454	43.51	89.01	28.01
C455	82.62	85.30	55.49
C456	42.49	81.11	30.01
C457	31.37	89.86	20.00
C458	26.51	50.63	30.00
C459	26.51	50.63	30.00
C460	10.54	15.10	40.00
C461	41.30	78.88	30.00
C462	86.43	24.76	200.00
C463	157.90	45.24	200.00
C464	99.32	32.47	175.27
C465	143.89	47.04	175.27
C466	3.42	2.55	76.98
C467	28.75	21.40	76.98
S400	34.44	S3° 15' 18"E	
S401	128.83	S61° 35' 23"W	
S404	22.62	S19° 03' 27"E	
S405	81.66	S19° 03' 27"E	
S406	104.55	S19° 03' 27"E	
S408	19.78	S26° 10' 43"W	
S410	40.61	S1° 25' 06"W	
S411	161.93	S1° 25' 06"W	
S412	45.49	S1° 25' 06"W	
S413	84.63	S1° 25' 06"W	
S415	107.75	S88° 34' 54"E	
S416	53.01	S88° 34' 54"E	
S417	25.84	N89° 57' 35"W	
S419	53.01	N88° 34' 54"W	
S420	7.75	N88° 34' 54"W	
S421	125.00	N88° 34' 54"W	
S423	118.16	N1° 25' 06"E	
S426	326.66	S80° 09' 43"W	
S427	31.25	N5° 32' 28"W	
S429	331.54	N80° 17' 43"E	
S431	114.92	N1° 25' 06"E	
S432	5.94	N1° 25' 06"E	
S433	40.61	N1° 25' 06"E	
S435	19.78	N26° 10' 43"E	

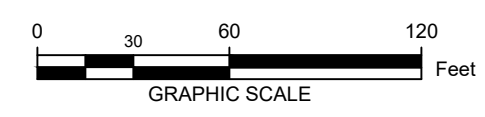
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
S437	104.55	N19° 03' 27"W	
S438	81.66	N19° 03' 27"W	
S439	22.89	N19° 03' 27"W	
S442	62.24	N61° 35' 23"E	
S445	49.96	N62° 57' 04"E	



**LEGEND**

- PROPOSED CIRCULATION EASEMENT
- EXISTING CIRCULATION EASEMENT TO REMAIN
- EXISTING CIRCULATION EASEMENT TO BE RELEASED
- BOUNDARY LINE

- PLAN NOTES:**
- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
    - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PRIZER, INC." DATED FEBRUARY 17, 2023, PREPARED BY FERREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
    - THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
    - EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PRIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
    - "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK, SHEET VT-01, DATED 10/05/2022, SCALE 1"=20" PREPARED FOR PRIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL, INC."



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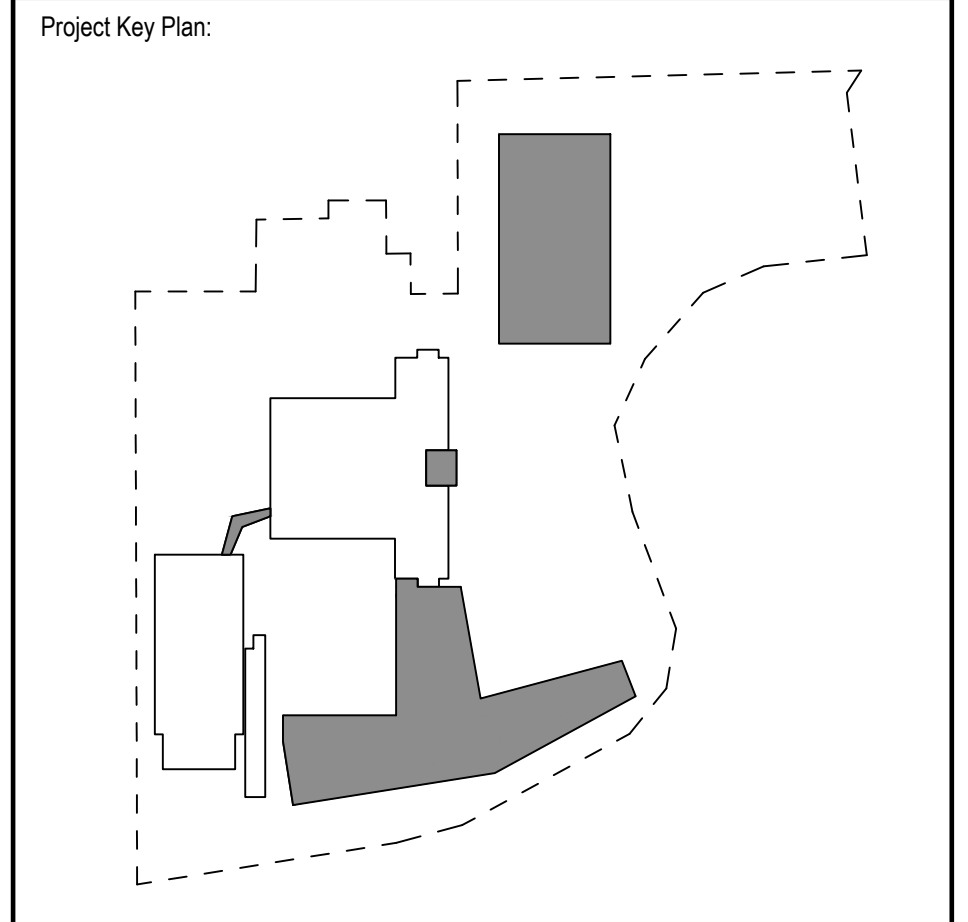
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 New York, NY 10018  
 212.391.4230

Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

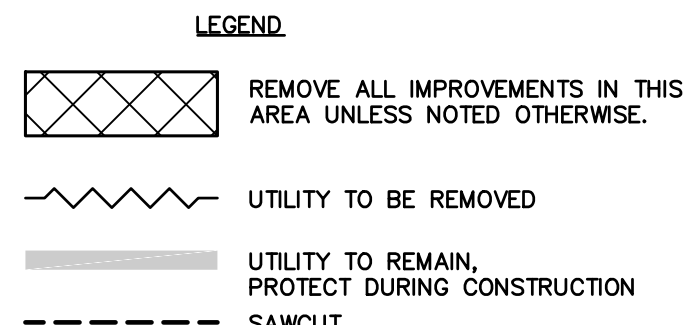
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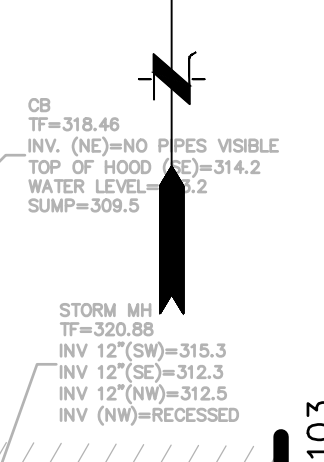
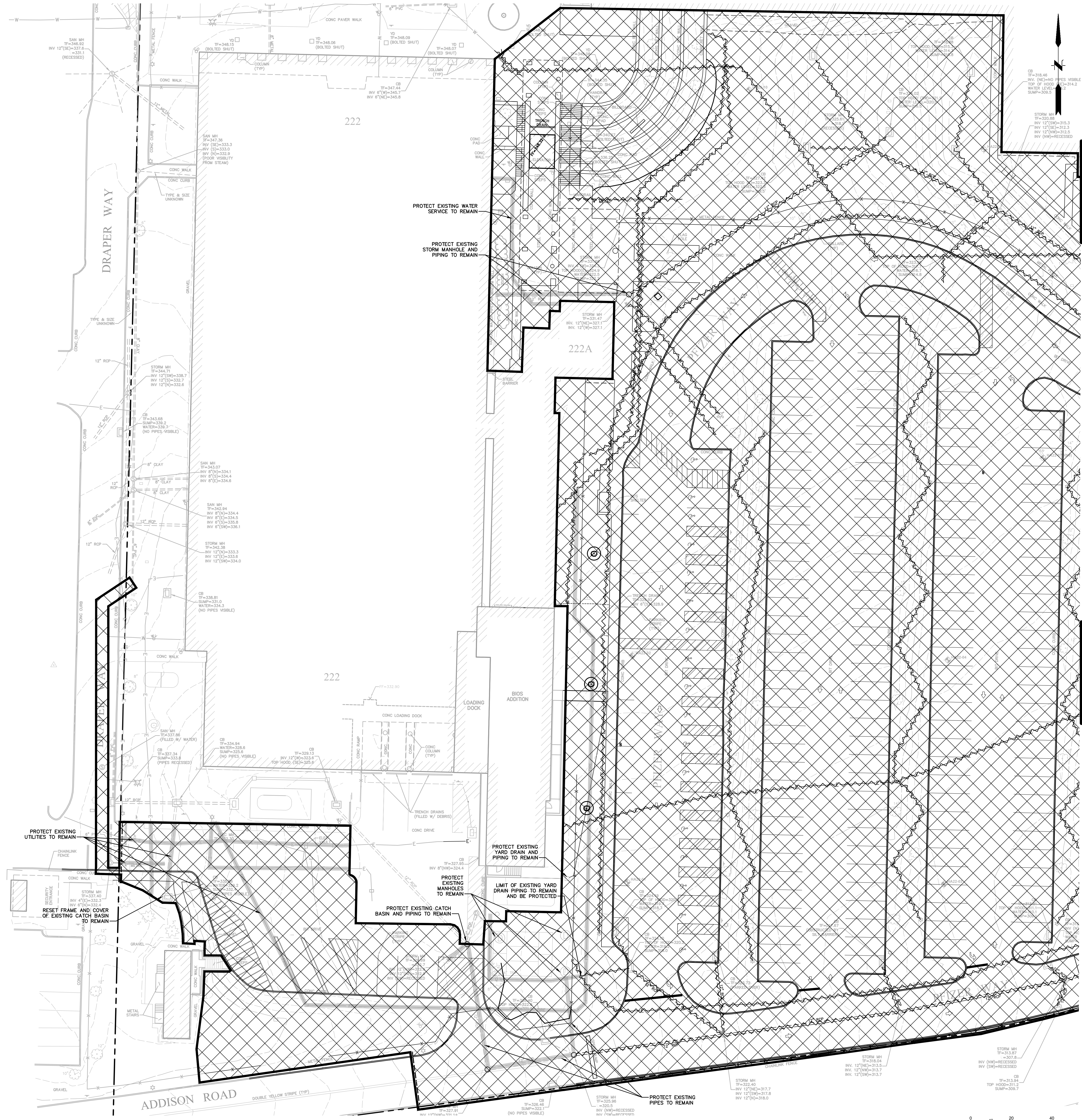
**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title:  
**CIRCULATION EASEMENT PLAN**

Scale: 1"=60'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:  
**VE-003**



- NOTES:**
- COORDINATE REMOVAL OF SECURITY FENCES AND FEATURES WITH PFIZER SECURITY PRIOR TO REMOVAL.
  - CALLOUTS TO PROVIDE ADDITIONAL INFORMATION ONLY.
  - TOTAL DISTURBED AREA IS APPROXIMATELY 13.7 AC.
  - THE PROJECT LIMIT LINES ARE INTENDED TO BE USED AS A GUIDE THAT APPROXIMATES THE LIMIT OF WORK REQUIRED FOR THE CONSTRUCTION OF NEW CURBS, SIDEWALKS, AND SUPPORTING UTILITIES. REFER TO SITE DRAWINGS FOR DETAILED LOCATION OF PROPOSED SITE IMPROVEMENTS.
  - NOT ALL FEATURES WITHIN THIS LIMIT ARE SCHEDULED TO BE DEMOLISHED OR CONSTRUCTED.
  - STORM STRUCTURES ARE TO BE REMOVED UNLESS NOTED. INFORM THE ENGINEER OF ANY EXISTING STRUCTURES NOT DEPICTED ON THE SURVEY PRIOR TO CONSTRUCTION.
  - PRIOR TO CONSTRUCTION EXCAVATE TEST PITS IN EXPLORATORY AREAS TO A DEPTH THAT WILL DETERMINE ELEVATIONS OF EXISTING BELOW GRADE UTILITIES. REPORT FINDINGS TO ENGINEER AND ARCHITECT. RESTORE AREA TO PRE-EXPLORATION CONDITIONS.
  - WHERE EXISTING HARDSCAPED AREAS ARE TO BE RESTORED WITH PERVIOUS SURFACES (E.G., LAWN, LANDSCAPING, ETC.), REMOVE EXISTING BASE MATERIAL. WHERE EXISTING HARDSCAPED SURFACES ARE TO BE RESTORED WITH PROPOSED HARDSCAPE (E.G., CONCRETE PAVEMENT, CONCRETE WALK), EXISTING BASE MATERIAL MAY BE REUSED. EXISTING BASE MATERIAL MUST CONFORM TO THE SPECIFICATIONS.
  - REFER TO SITE LAYOUT PLANS FOR LIMITS OF SAWCUTTING.
  - REFER TO ARCHITECTURAL PLANS FOR EXISTING BUILDING PROTECTION.
  - BUILDING 200 AND BUILDING 222 LOADING DOCK TO REMAIN IN OPERATION DURING CONSTRUCTION. COORDINATE WITH OWNER.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  - PRIOR TO COMMENCEMENT OF SITE WORK, INSTALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.



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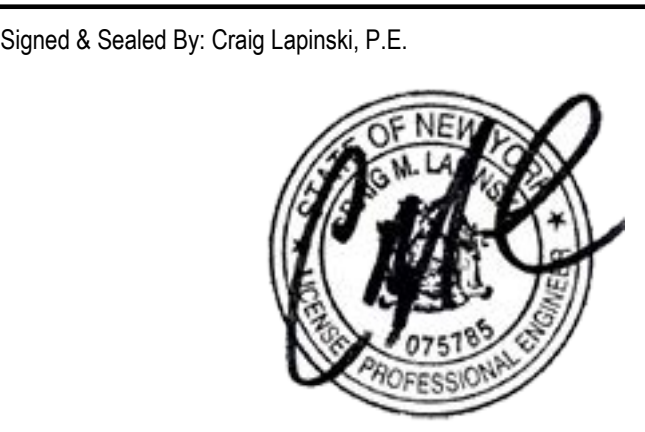
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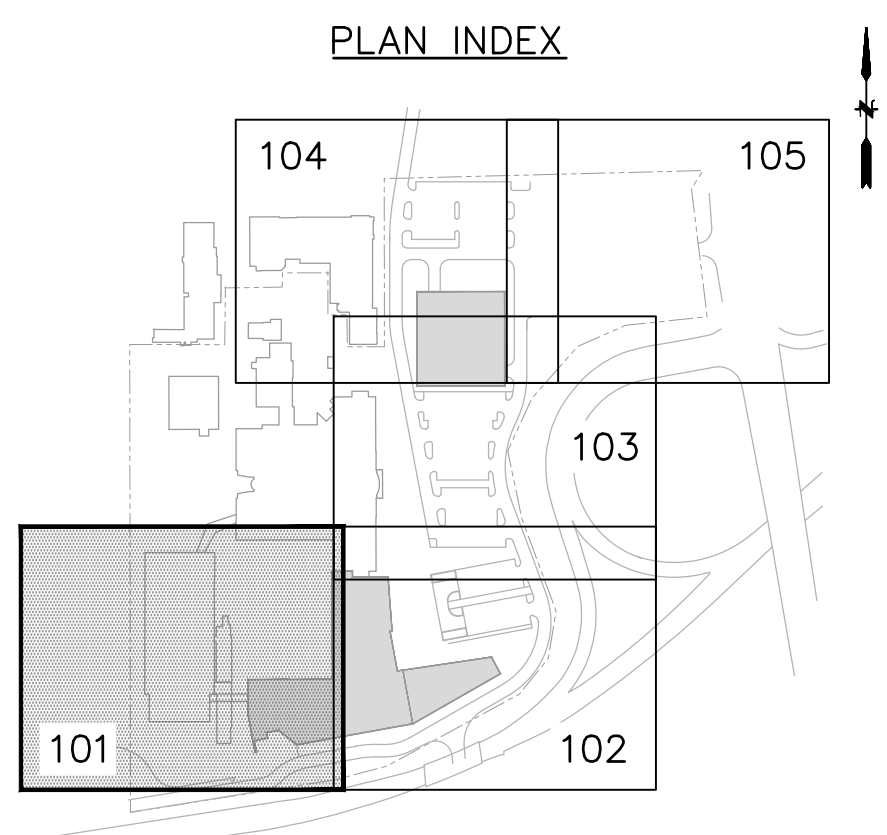
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

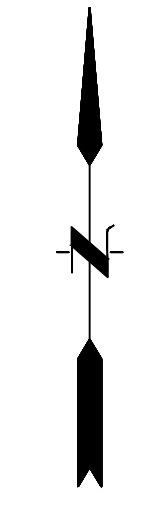
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Sheet Title  
**SITE PREPARATION PLAN**

Scale: 1"=20'  
Date: 04/21/23  
Project #: 20111246.55N  
Dwg #: **CP-101** REV #

SEE SHEET CP-103



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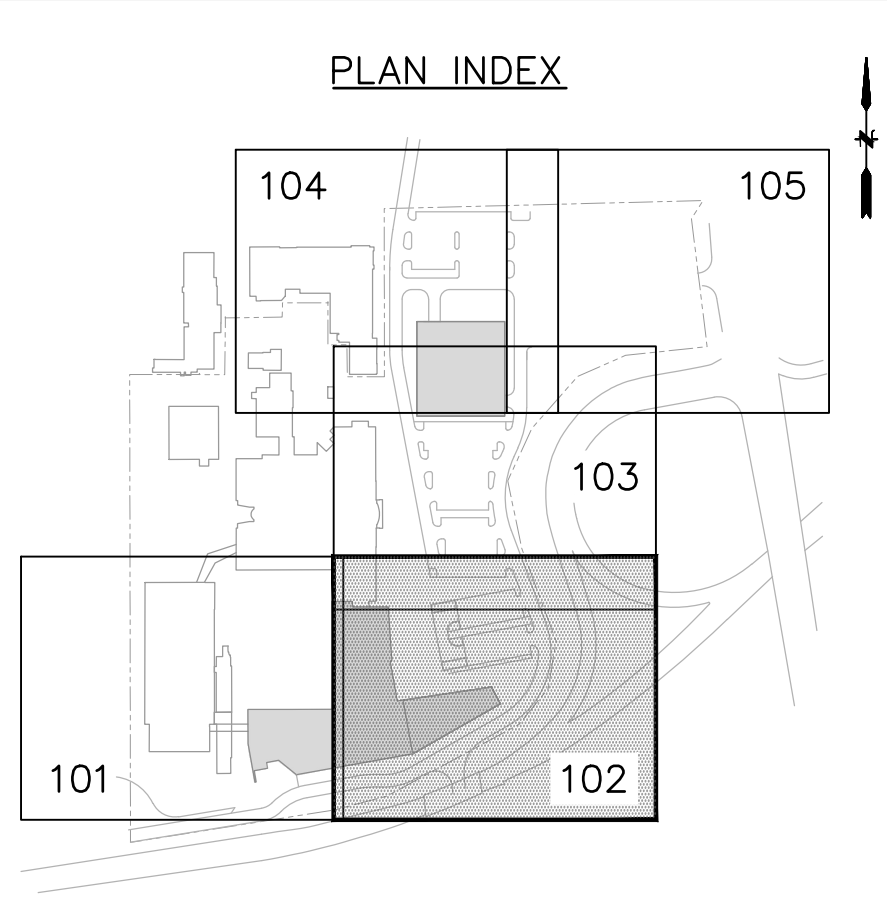
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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

**LEGEND**

- REMOVE ALL IMPROVEMENTS IN THIS AREA UNLESS NOTED OTHERWISE.
- UTILITY TO BE REMOVED
- UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION
- SAWCUT

- NOTES:**
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  - PRIOR TO COMMENCEMENT OF SITE WORK, INSTALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.

**REVISIONS**

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE PREPARATION PLAN**

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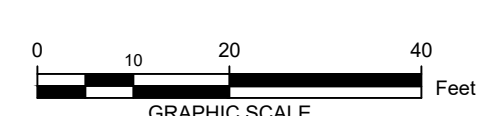
Date: 04/21/23

Project #: 20111246.S5N

Dwg #:

REV #

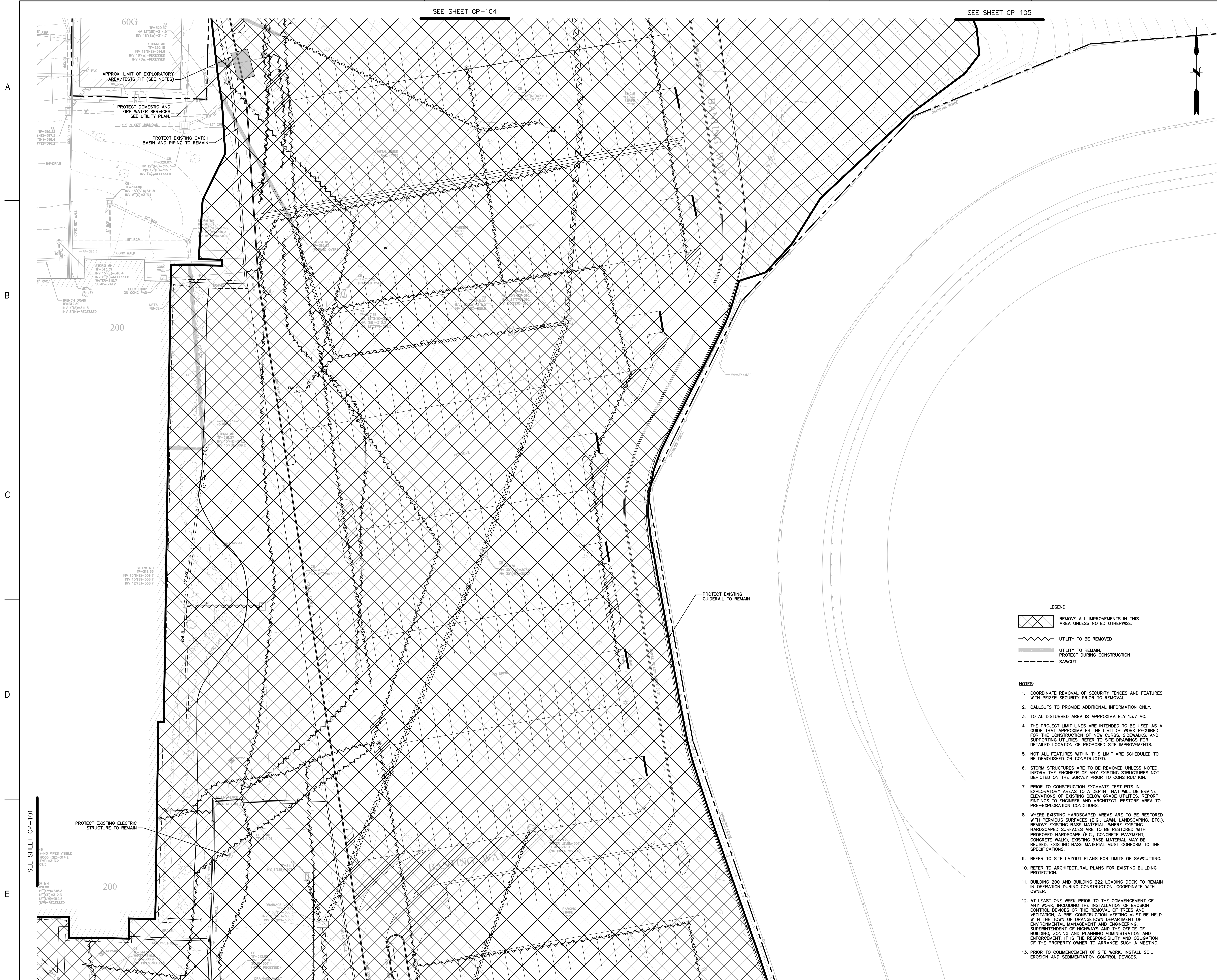
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SEE SHEET CP-104

SEE SHEET CP-105



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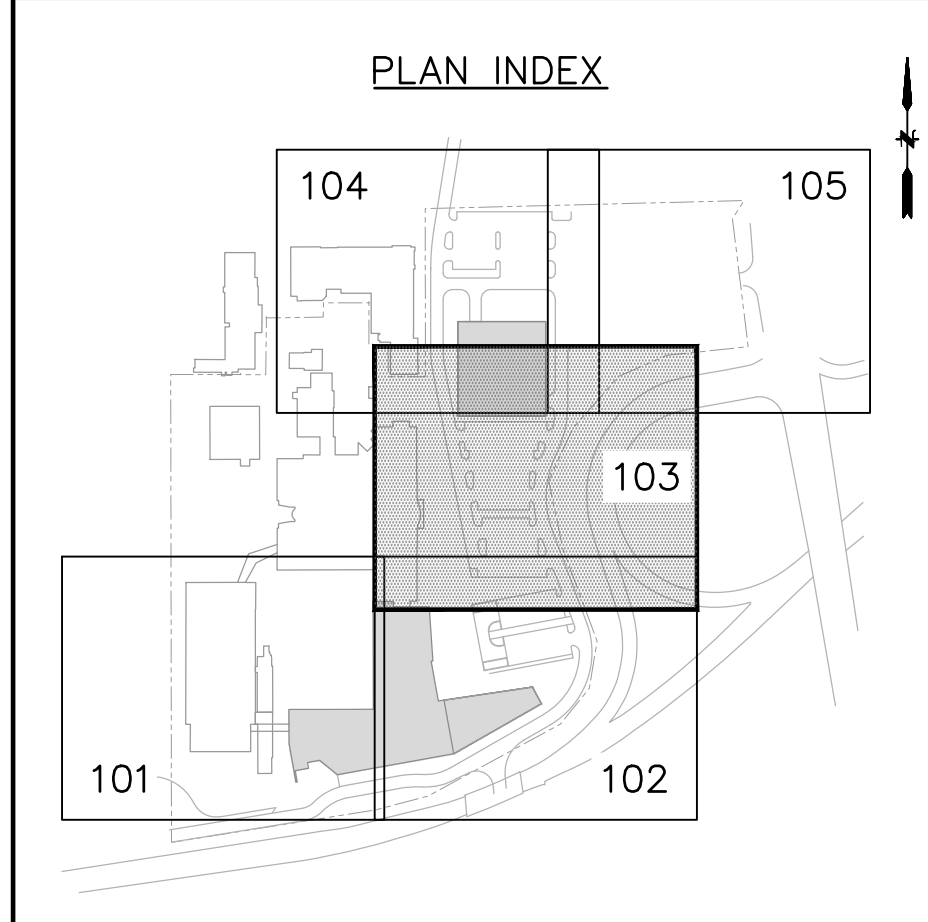
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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

- LEGEND**
- REMOVE ALL IMPROVEMENTS IN THIS AREA UNLESS NOTED OTHERWISE.
  - UTILITY TO BE REMOVED
  - UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION
  - SAWCUT

- NOTES:**
- COORDINATE REMOVAL OF SECURITY FENCES AND FEATURES WITH PFIZER SECURITY PRIOR TO REMOVAL.
  - CALLOUTS TO PROVIDE ADDITIONAL INFORMATION ONLY.
  - TOTAL DISTURBED AREA IS APPROXIMATELY 13.7 AC.
  - THE PROJECT LIMIT LINES ARE INTENDED TO BE USED AS A GUIDE THAT APPROXIMATES THE LIMIT OF WORK REQUIRED FOR THE CONSTRUCTION OF NEW CURBS, SIDEWALKS, AND SUPPORTING UTILITIES. REFER TO SITE DRAWINGS FOR DETAILED LOCATION OF PROPOSED SITE IMPROVEMENTS.
  - NOT ALL FEATURES WITHIN THIS LIMIT ARE SCHEDULED TO BE DEMOLISHED OR CONSTRUCTED.
  - STORM STRUCTURES ARE TO BE REMOVED UNLESS NOTED. INFORM THE ENGINEER OF ANY EXISTING STRUCTURES NOT DEPICTED ON THE SURVEY PRIOR TO CONSTRUCTION.
  - PRIOR TO CONSTRUCTION EXCAVATE TEST PITS IN EXPLORATORY AREAS TO A DEPTH THAT WILL DETERMINE ELEVATIONS OF EXISTING BELOW GRADE UTILITIES. REPORT FINDINGS TO ENGINEER AND ARCHITECT. RESTORE AREA TO PRE-EXPLORATION CONDITIONS.
  - WHERE EXISTING HARDSCAPED AREAS ARE TO BE RESTORED WITH PERVIOUS SURFACES (E.G., LAWN, LANDSCAPING, ETC.), REMOVE EXISTING BASE MATERIAL. WHERE EXISTING HARDSCAPED SURFACES ARE TO BE RESTORED WITH PROPOSED HARDSCAPE (E.G., CONCRETE PAVEMENT, CONCRETE WALK), EXISTING BASE MATERIAL MAY BE REUSED. EXISTING BASE MATERIAL MUST CONFORM TO THE SPECIFICATIONS.
  - REFER TO SITE LAYOUT PLANS FOR LIMITS OF SAWCUTTING.
  - REFER TO ARCHITECTURAL PLANS FOR EXISTING BUILDING PROTECTION.
  - BUILDING 200 AND BUILDING 222 LOADING DOCK TO REMAIN IN OPERATION DURING CONSTRUCTION. COORDINATE WITH OWNER.
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  - PRIOR TO COMMENCEMENT OF SITE WORK, INSTALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.

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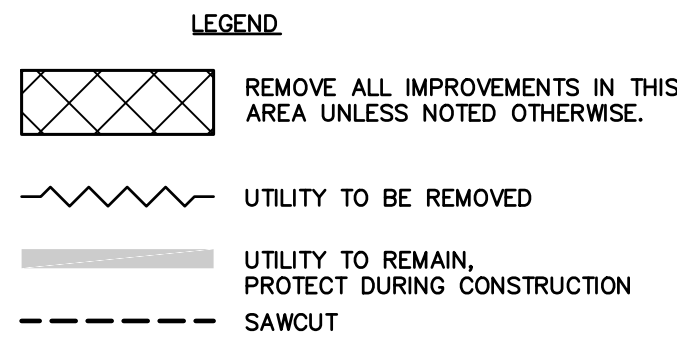
Sheet Title  
**SITE PREPARATION PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.55N  
 Dwg #:

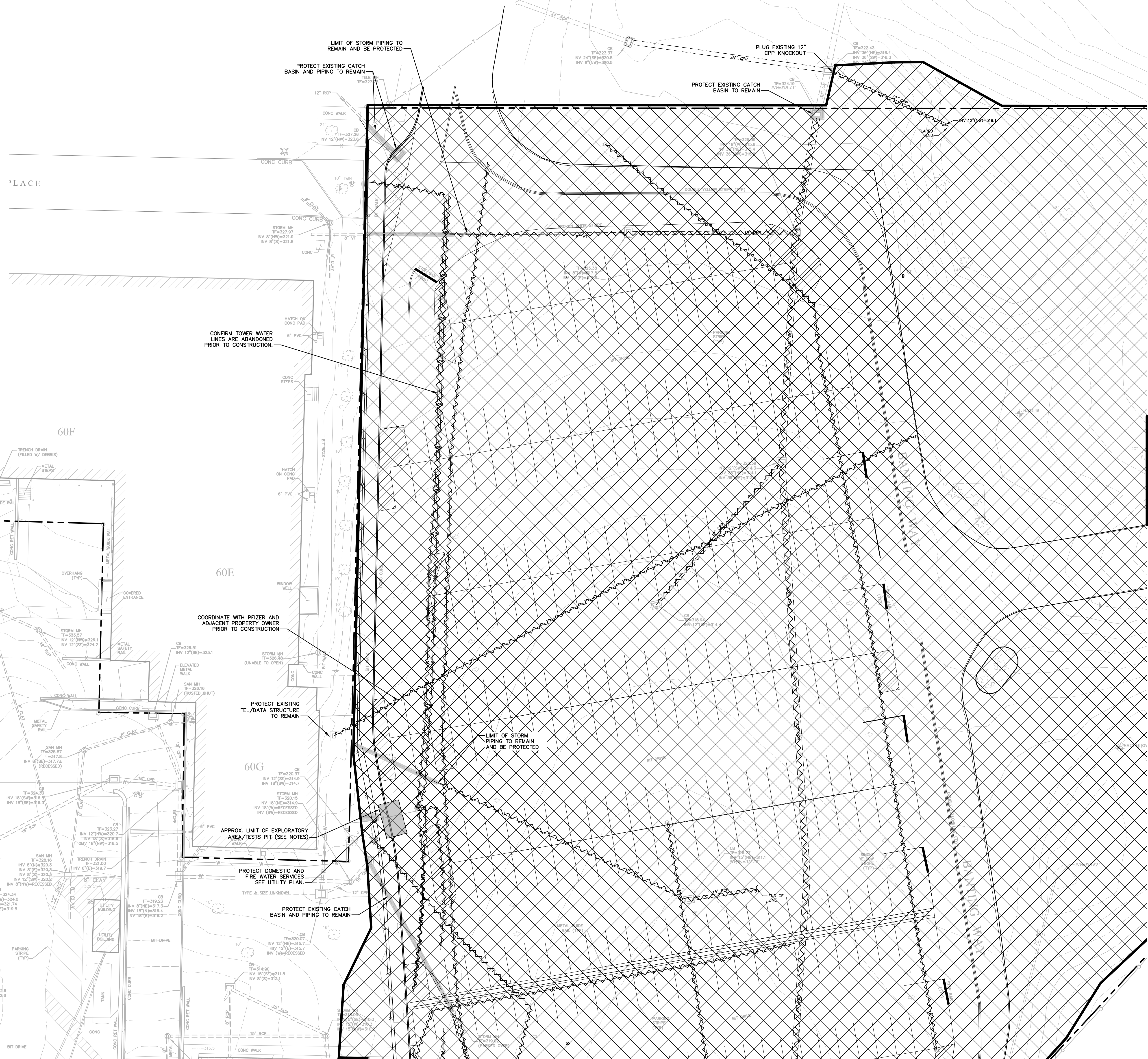
**CP-103**

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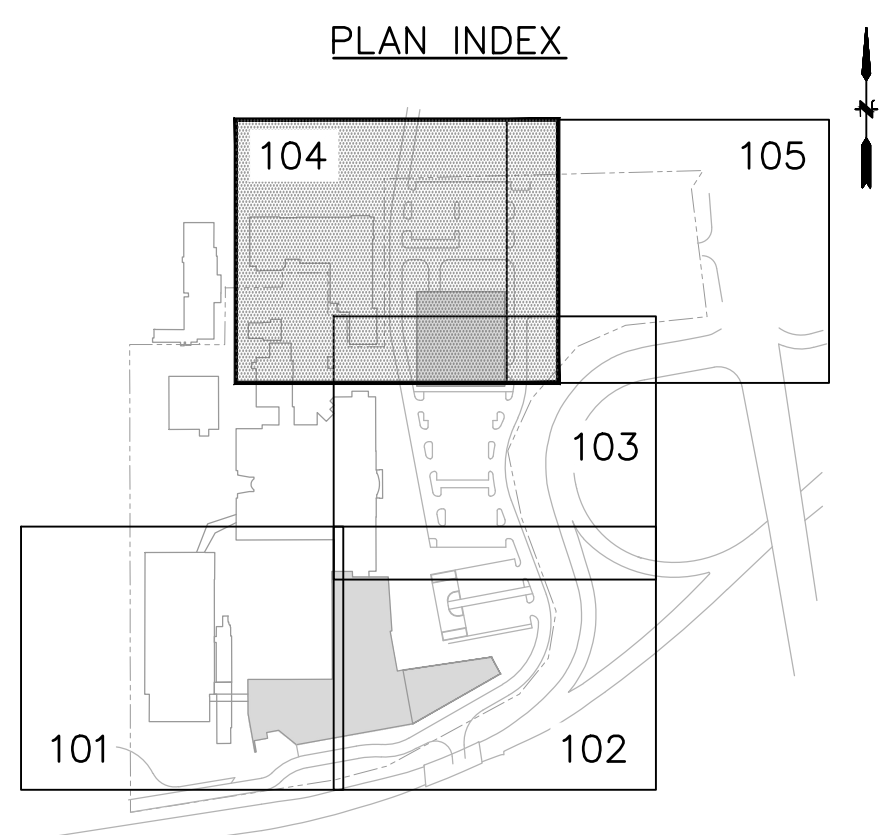
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Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
03	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

**REVISIONS**

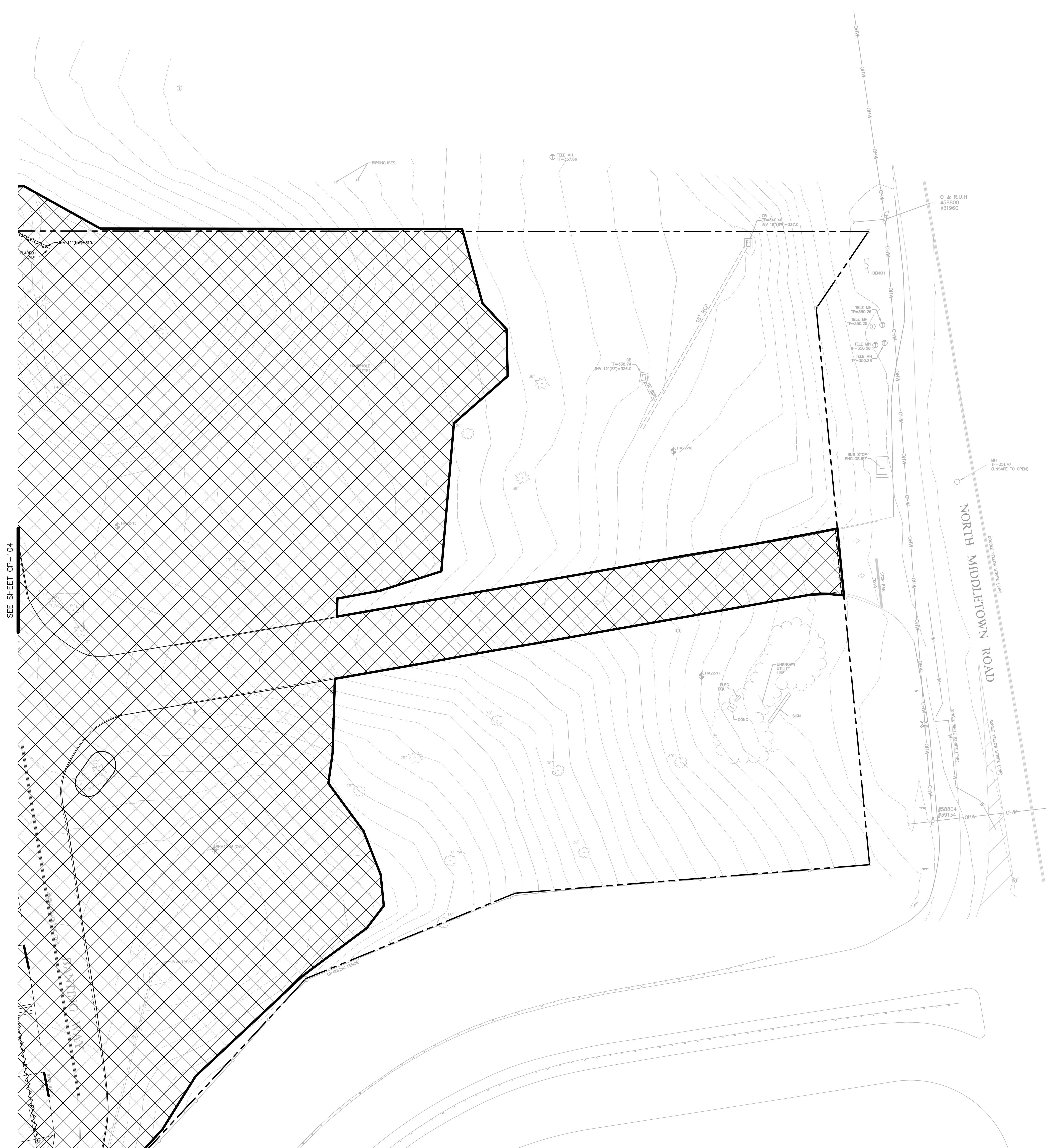
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE PREPARATION PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #: CP-104

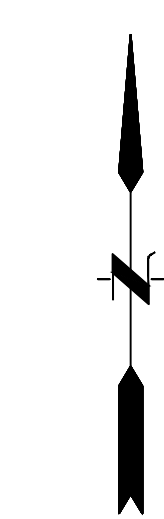
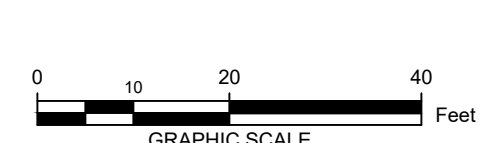


SEE SHEET CP-104

SEE SHEET CP-103

- LEGEND**
- REMOVE ALL IMPROVEMENTS IN THIS AREA UNLESS NOTED OTHERWISE.
  - UTILITY TO BE REMOVED
  - UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION
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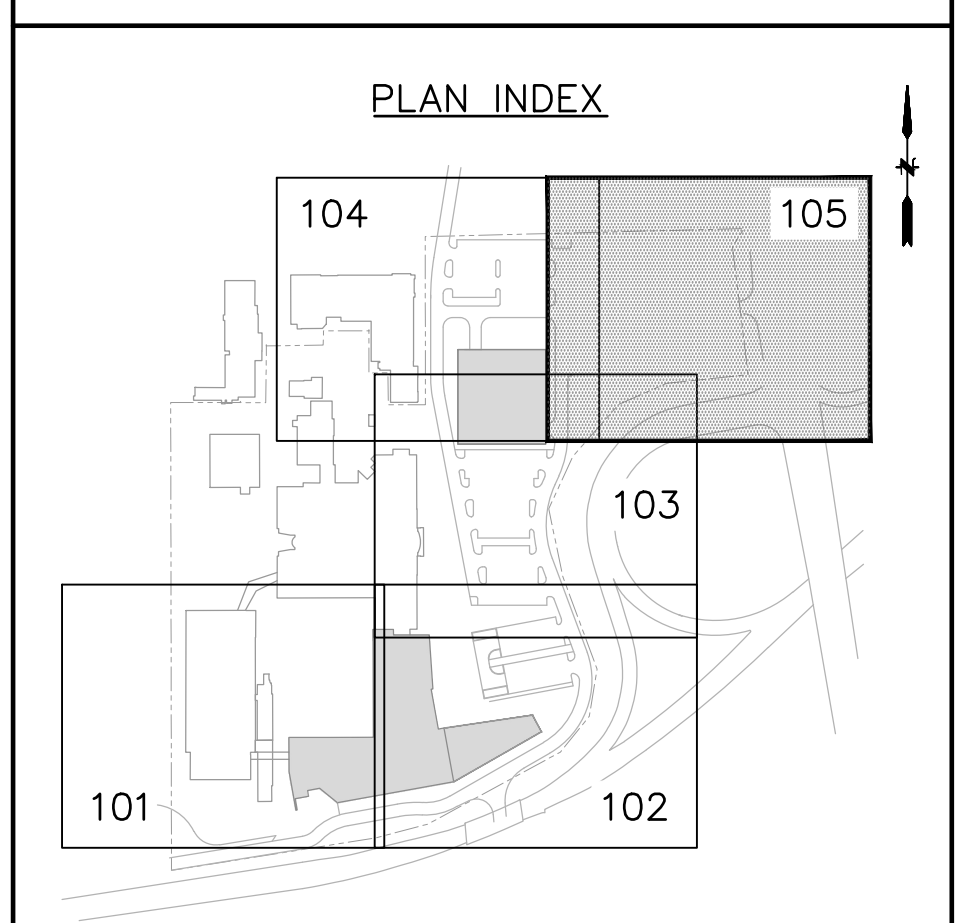
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Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE PREPARATION PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 20111246.55N

Dwg #: **CP-105** REV #

**LEGEND:**

- EROSION CONTROL BLANKET (TYP)
- SILT FENCE (TYP)
- COMPOST FILTER SOCK (TYP)
- FABRIC DROP INLET PROTECTION (TYP)
- STONE & BLOCK DROP INLET PROTECTION (TYP)
- TREE PROTECTION (TYP)
- TEMPORARY SEDIMENT TRAP
- LIMIT OF TEMPORARY SEDIMENT TRAP CATCHMENT AREAS
- FLOW PATH OF SURFACE RUNOFF DURING CONSTRUCTION ACTIVITIES

- NOTES:**
- PROVIDE SEDIMENT CONTROL (STORMWATER INLET PROTECTION) AT ALL EXISTING AND PROPOSED STORMWATER INLET STRUCTURES WITHIN AND ADJACENT TO PROJECT LIMITS FOR THE DURATION OF THE PROJECT.
  - PROVIDE TEMPORARY SEDIMENT CONTROL (STORMWATER INLET PROTECTION) AT EXISTING STORMWATER INLET STRUCTURES TO BE REMOVED.
  - INSTALL EROSION CONTROL BLANKET ON SLOPES GREATER THAN 3:1 AND WHERE SHOWN.
  - ADJUST SEDIMENT TRAP LOCATIONS AND ELEVATIONS AS REQUIRED DURING CONSTRUCTION.
  - TREE PROTECTION:**  
THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
    - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - DRIP LINE OF THE TREE CANOPY.
      - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH

THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:

    - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.

THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WALL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDINGS, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
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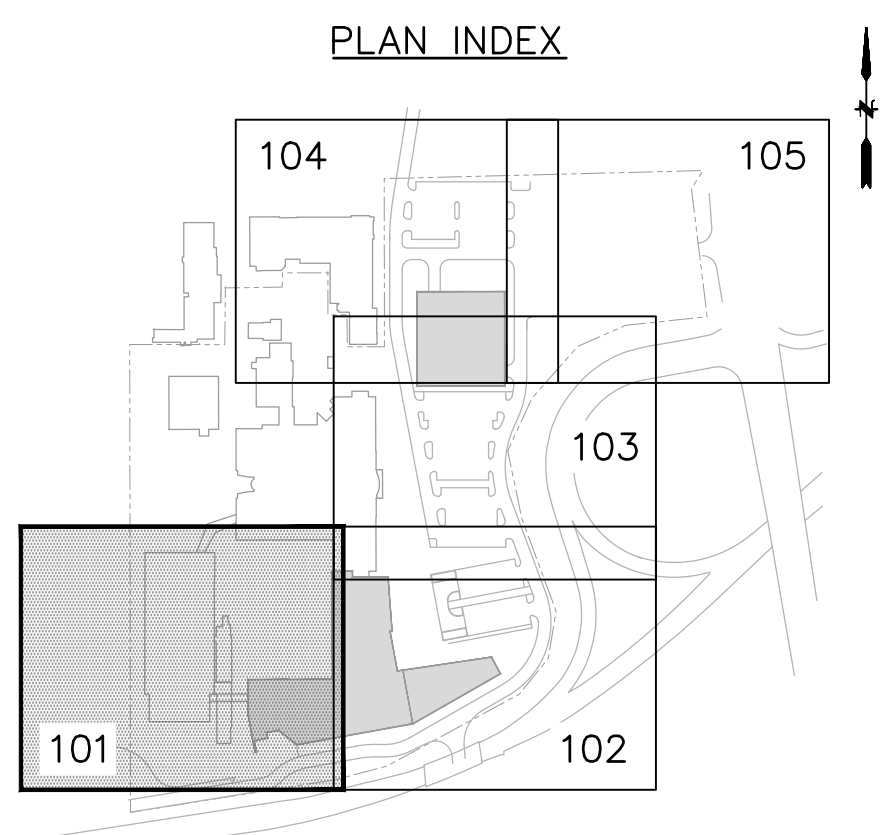
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title  
**EROSION & SEDIMENT CONTROL PLAN**

Scale: 1"=20'  
Date: 04/21/23  
Project #: 20111246.S5N  
Dwg #:  
**CE-101**

SEE SHEET CE-103

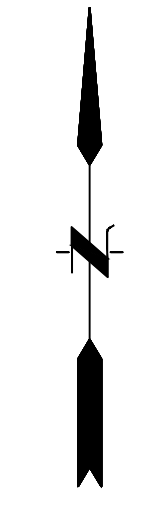
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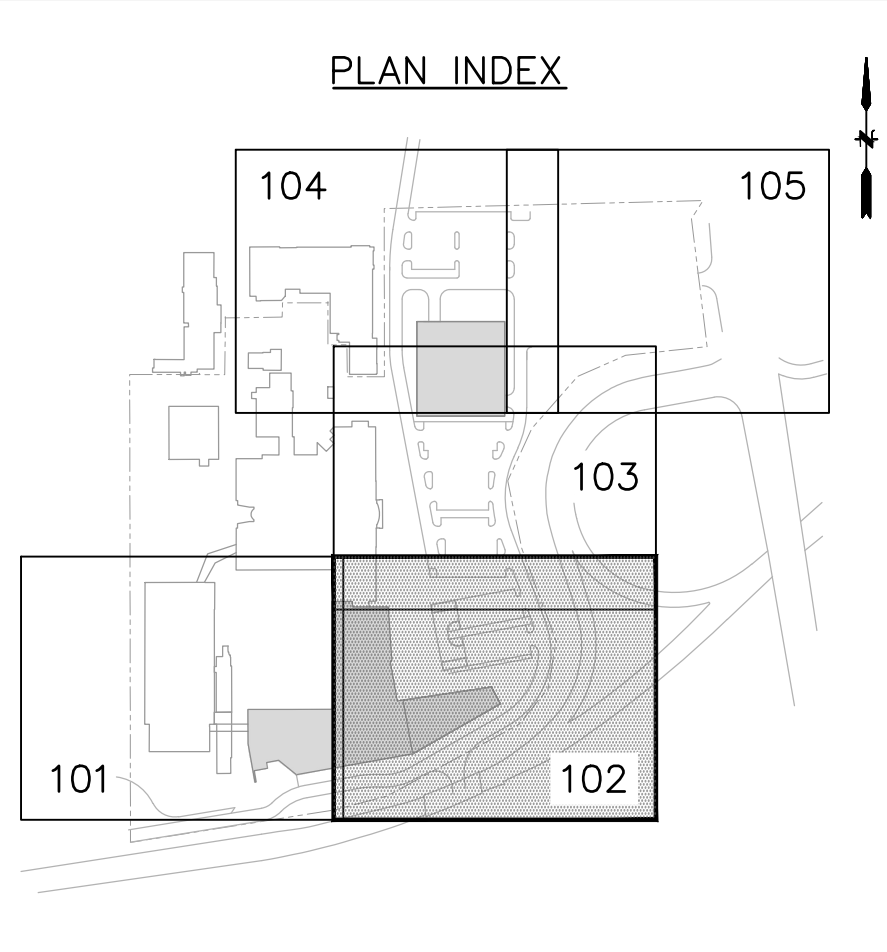
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**EROSION & SEDIMENT CONTROL PLAN**

Scale: 1"=20'

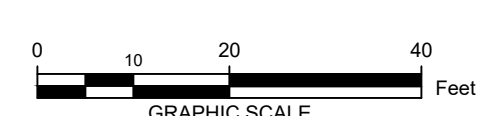
Date: 04/21/23

Project #: 20111246.55N

Dwg #: **CE-102**

REV #

- LEGEND:
- EROSION CONTROL BLANKET (TYP)
  - SILT FENCE (TYP)
  - COMPOST FILTER SOCK (TYP)
  - FABRIC DROP INLET PROTECTION (TYP)
  - STONE & BLOCK DROP INLET PROTECTION (TYP)
  - TREE PROTECTION (TYP)
  - TEMPORARY SEDIMENT TRAP
  - LIMIT OF TEMPORARY SEDIMENT TRAP CATCHMENT AREAS
  - FLOW PATH OF SURFACE RUNOFF DURING CONSTRUCTION ACTIVITIES
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    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOOKPLING OF EARTH UNDERNEATH THE TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
      - DRIP LINE OF THE TREE CANOPY.
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      - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
      - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WALL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  - PRIOR TO COMMENCEMENT OF SITE WORK, INSTALL SOIL EROSION AND SEDIMENTATION CONTROLS.



SEE SHEET CE-104

SEE SHEET CE-105



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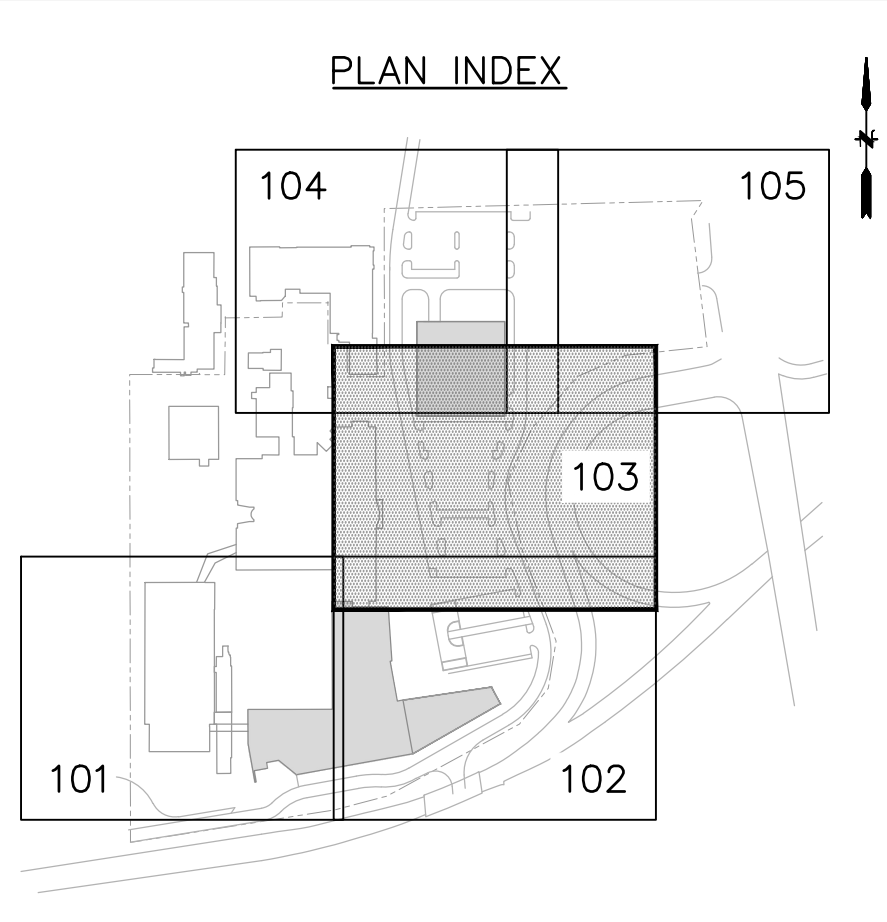
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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



- LEGEND:
- EROSION CONTROL BLANKET (TYP)
  - SILT FENCE (TYP)
  - COMPOST FILTER SOCK (TYP)
  - FABRIC DROP INLET PROTECTION (TYP)
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  - TREE PROTECTION (TYP)
  - TEMPORARY SEDIMENT TRAP
  - LIMIT OF TEMPORARY SEDIMENT TRAP CATCHMENT AREAS
  - FLOW PATH OF SURFACE RUNOFF DURING CONSTRUCTION ACTIVITIES
- NOTES:
1. PROVIDE SEDIMENT CONTROL (STORMWATER INLET PROTECTION) AT ALL EXISTING AND PROPOSED STORMWATER INLET STRUCTURES WITHIN AND ADJACENT TO PROJECT LIMITS FOR THE DURATION OF THE PROJECT.
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Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

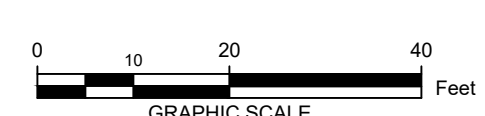
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**EROSION & SEDIMENT CONTROL PLAN**

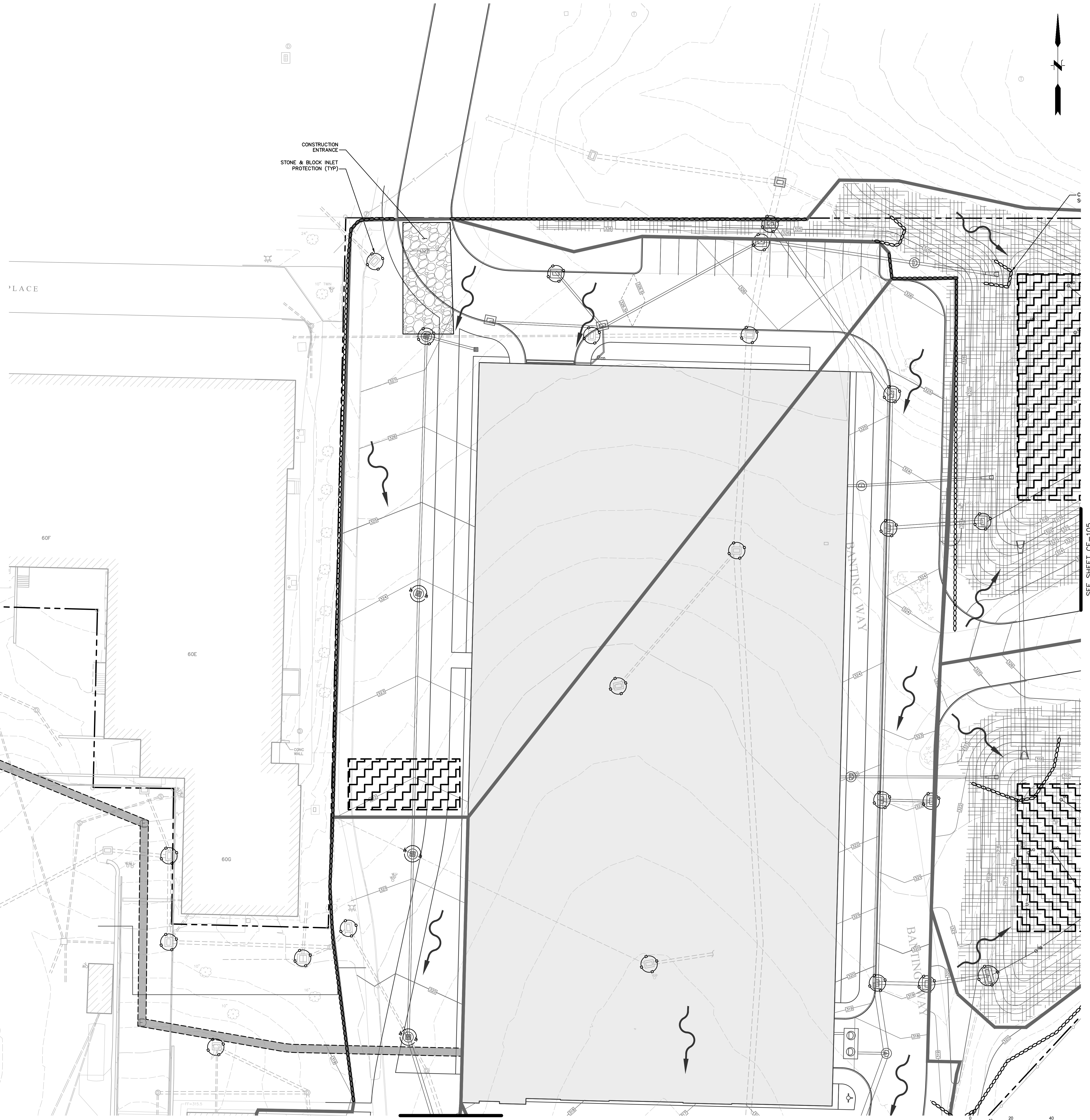
Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.55N  
 Dwg #:



REV #  
**CE-103**

- LEGEND:**
- EROSION CONTROL BLANKET (TYP)
  - SILT FENCE (TYP)
  - COMPOST FILTER SOCK (TYP)
  - FABRIC DROP INLET PROTECTION (TYP)
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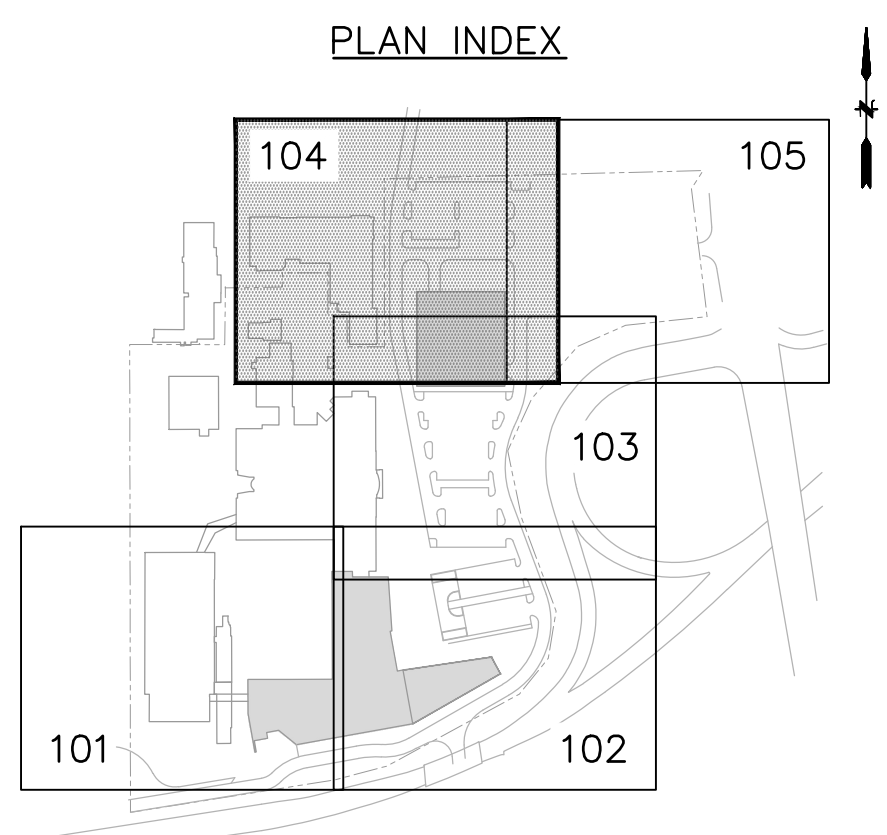
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Signed and Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**EROSION & SEDIMENT CONTROL PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 20111246.S5N

Dwg #: **CE-104**

REV #



**LEGEND:**

- EROSION CONTROL BLANKET (TYP)
- SILT FENCE (TYP)
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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title: **EROSION & SEDIMENT CONTROL PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 20111246.S5N

Dwg #: **CE-105**

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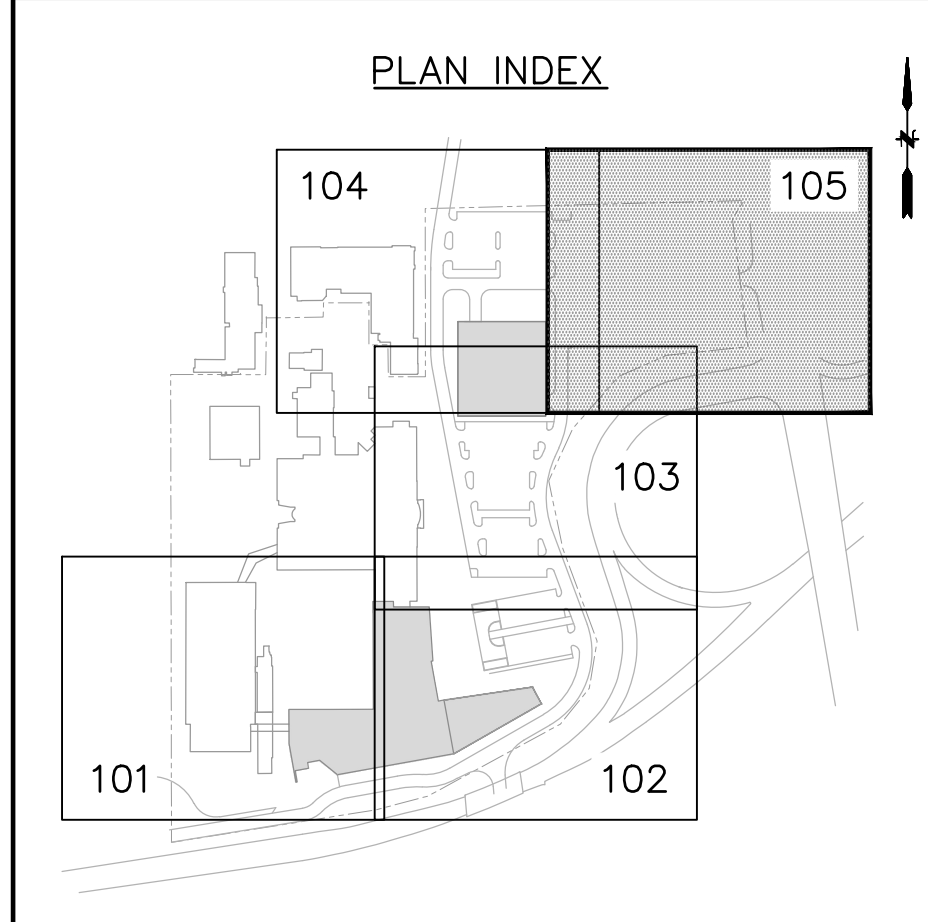
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Signed & Sealed By: Craig Lapinski, P.E.

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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title: **EROSION & SEDIMENT CONTROL PLAN**

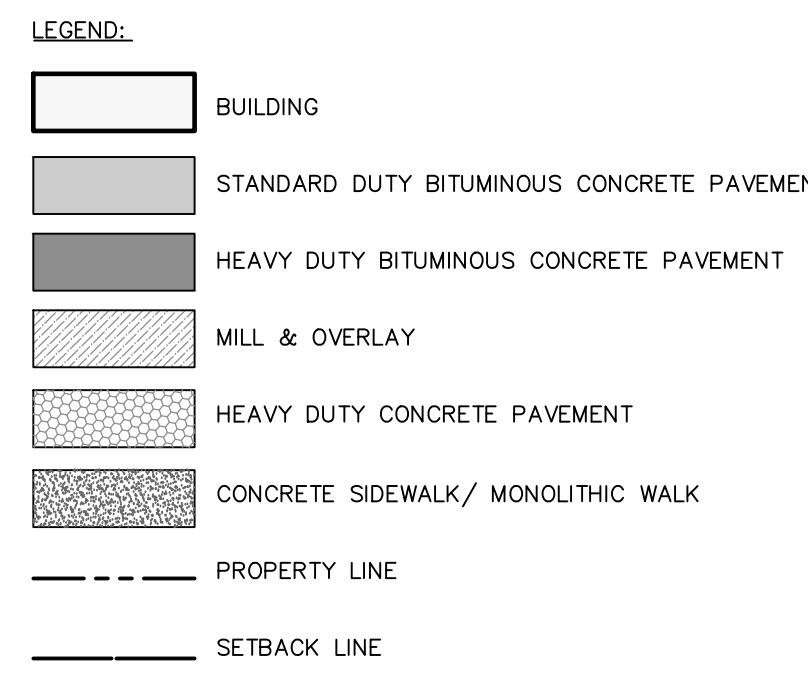
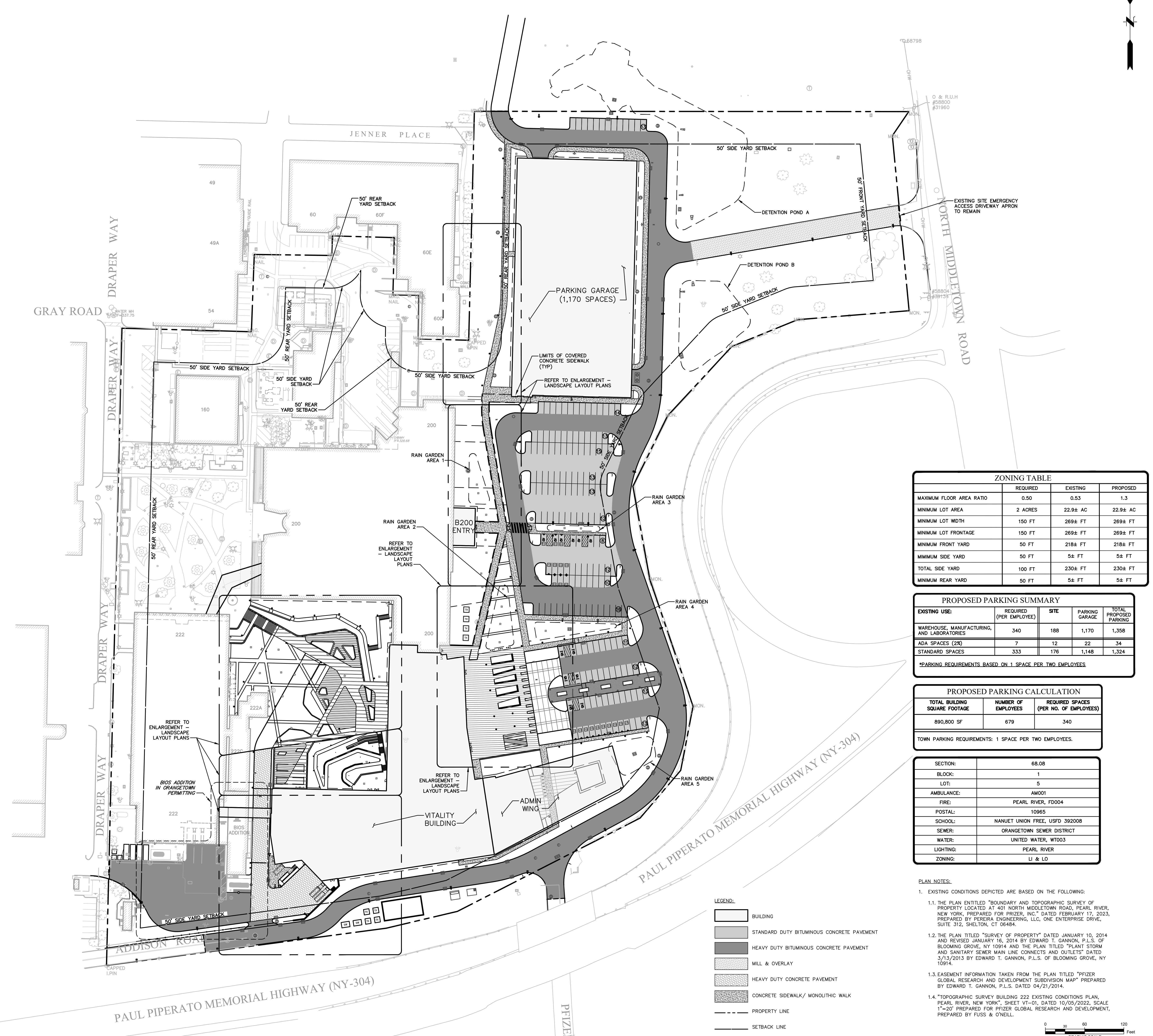
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ZONING TABLE			
	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.50	0.53	1.3
MINIMUM LOT AREA	2 ACRES	22.9± AC	22.9± AC
MINIMUM LOT WIDTH	150 FT	269± FT	269± FT
MINIMUM LOT FRONTAGE	150 FT	269± FT	269± FT
MINIMUM FRONT YARD	50 FT	218± FT	218± FT
MINIMUM SIDE YARD	50 FT	5± FT	5± FT
TOTAL SIDE YARD	100 FT	230± FT	230± FT
MINIMUM REAR YARD	50 FT	5± FT	5± FT

PROPOSED PARKING SUMMARY				
EXISTING USE:	REQUIRED (PER EMPLOYEE)	SITE	PARKING GARAGE	TOTAL PROPOSED PARKING
WAREHOUSE, MANUFACTURING, AND LABORATORIES	340	188	1,170	1,358
ADA SPACES (2%)	7	12	22	34
STANDARD SPACES	333	176	1,148	1,324

\*PARKING REQUIREMENTS BASED ON 1 SPACE PER TWO EMPLOYEES.

PROPOSED PARKING CALCULATION		
TOTAL BUILDING SQUARE FOOTAGE	NUMBER OF EMPLOYEES	REQUIRED SPACES (PER NO. OF EMPLOYEES)
690,800 SF	679	340

TOWN PARKING REQUIREMENTS: 1 SPACE PER TWO EMPLOYEES.

SECTION:	68.08
BLOCK:	1
LOT:	5
AMBULANCE:	AM001
FIRE:	PEARL RIVER, FD004
POSTAL:	10965
SCHOOL:	NANJET UNION FREE, USFD 392008
SEWER:	ORANGETOWN SEWER DISTRICT
WATER:	UNITED WATER, W0003
LIGHTING:	PEARL RIVER
ZONING:	UJ & LO

- PLAN NOTES:
- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
    - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PFIZER, INC." DATED FEBRUARY 17, 2023, PREPARED BY PEREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
    - THE PLAN ENTITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN ENTITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
    - EASEMENT INFORMATION TAKEN FROM THE PLAN ENTITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
    - TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, "PEARL RIVER, NEW YORK", SHEET VT-01, DATED 10/05/2022, SCALE 1"=20' PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.

Architect  
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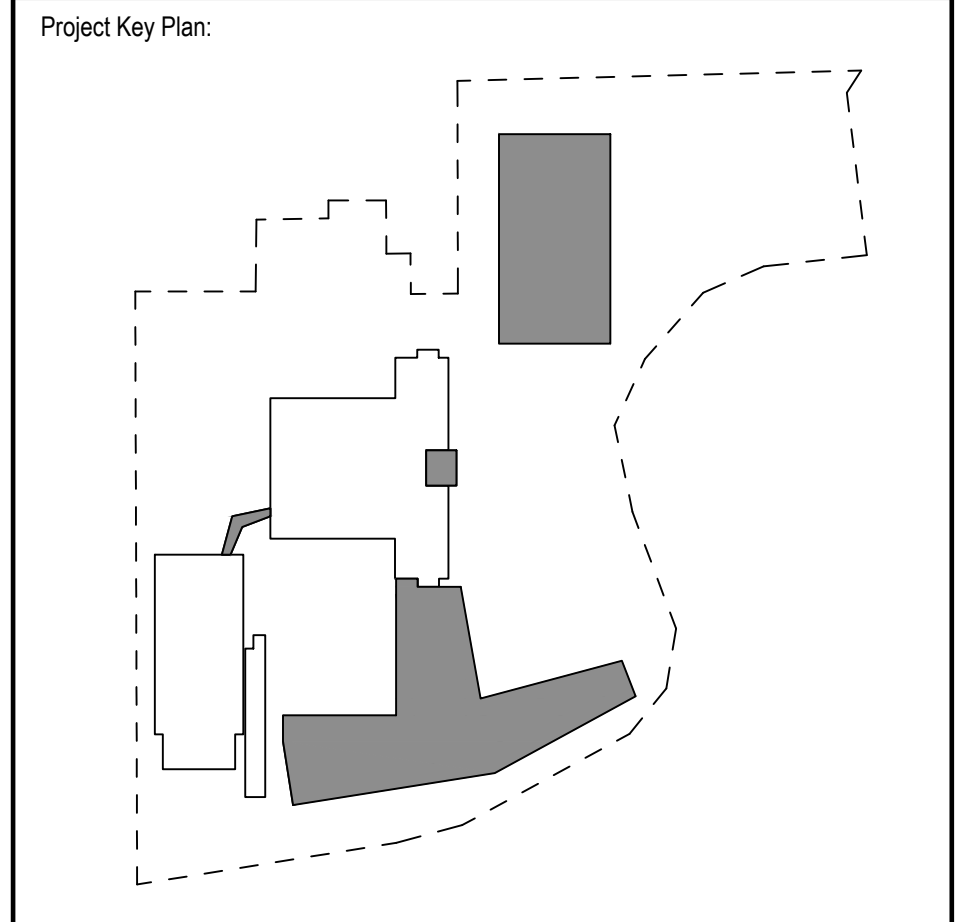
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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**OVERALL SITE LAYOUT PLAN**

Scale: 1"=60'

Date: 04/21/23

Project #: 20111246.55N

Dwg #: **CS-100** REV #



- LEGEND:**
- BUILDING
  - STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - MILL & OVERLAY
  - HEAVY DUTY CONCRETE PAVEMENT
  - CONCRETE SIDEWALK/ MONOLITHIC WALK
  - SAWCUT
  - PROPERTY LINE
  - SETBACK LINE
  - (TYP) TYPICAL, REFER TO DETAILS
  - (TBC) TO BE COORDINATED
  - EXISTING SITE CONDITIONS LABEL
  - BUILDING ADDITION (SEE ARCH. PLANS)
  - HEAVY DUTY YARD DRAIN (TYP)
  - TRENCH DRAIN (TYP)
  - 5' DIA. STORM MANHOLE (TYP)
  - PRECAST CONCRETE CATCH BASIN (TYP)
  - BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - APPROXIMATE BORING LOCATIONS (TYP)

**NOTES:**

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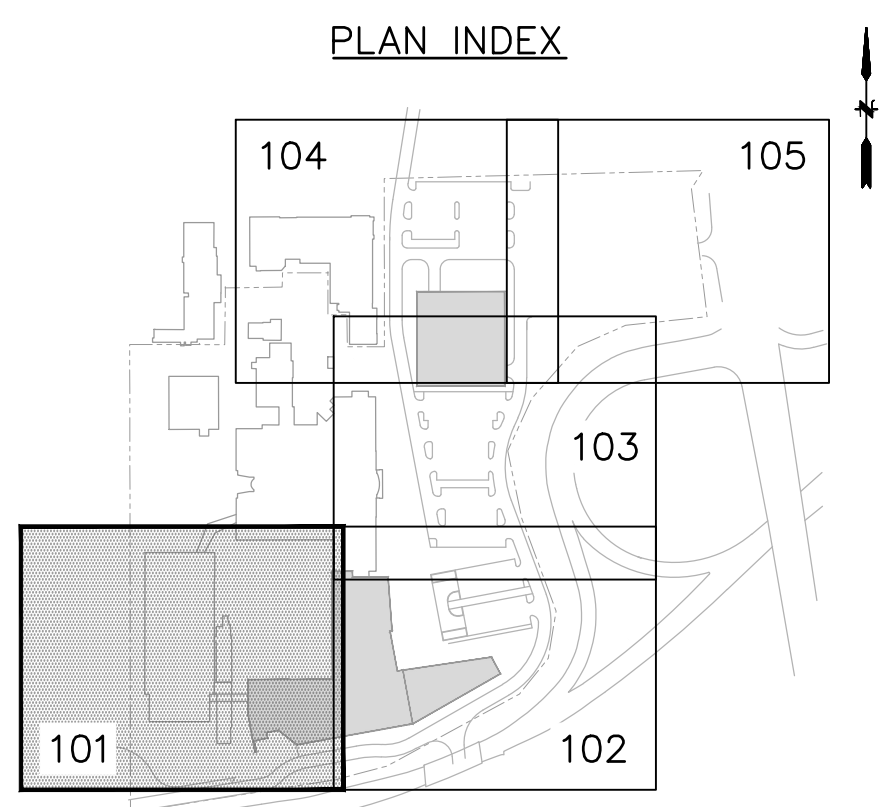
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



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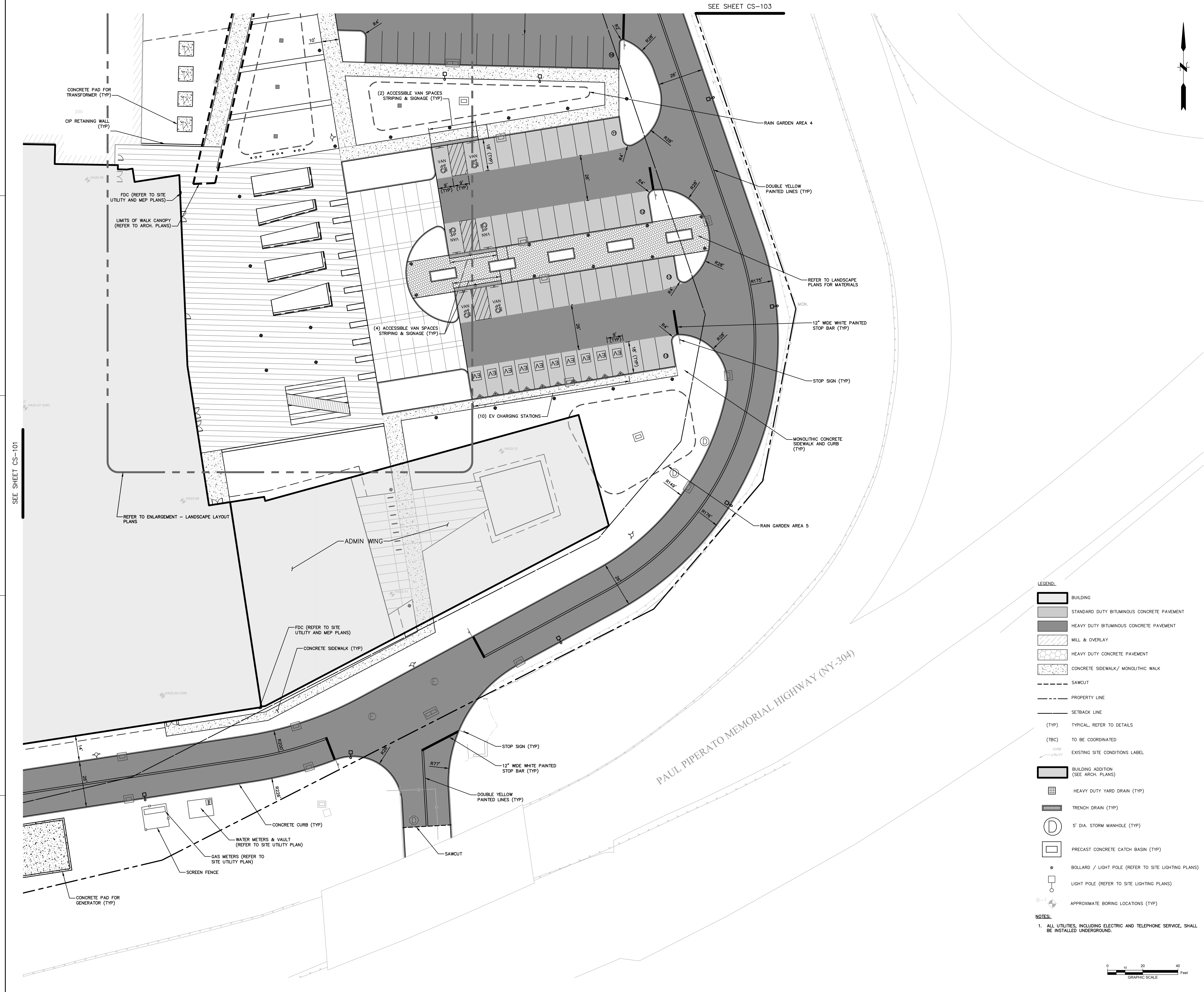
Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 20111246.S5N

Dwg #: **CS-101** REV #



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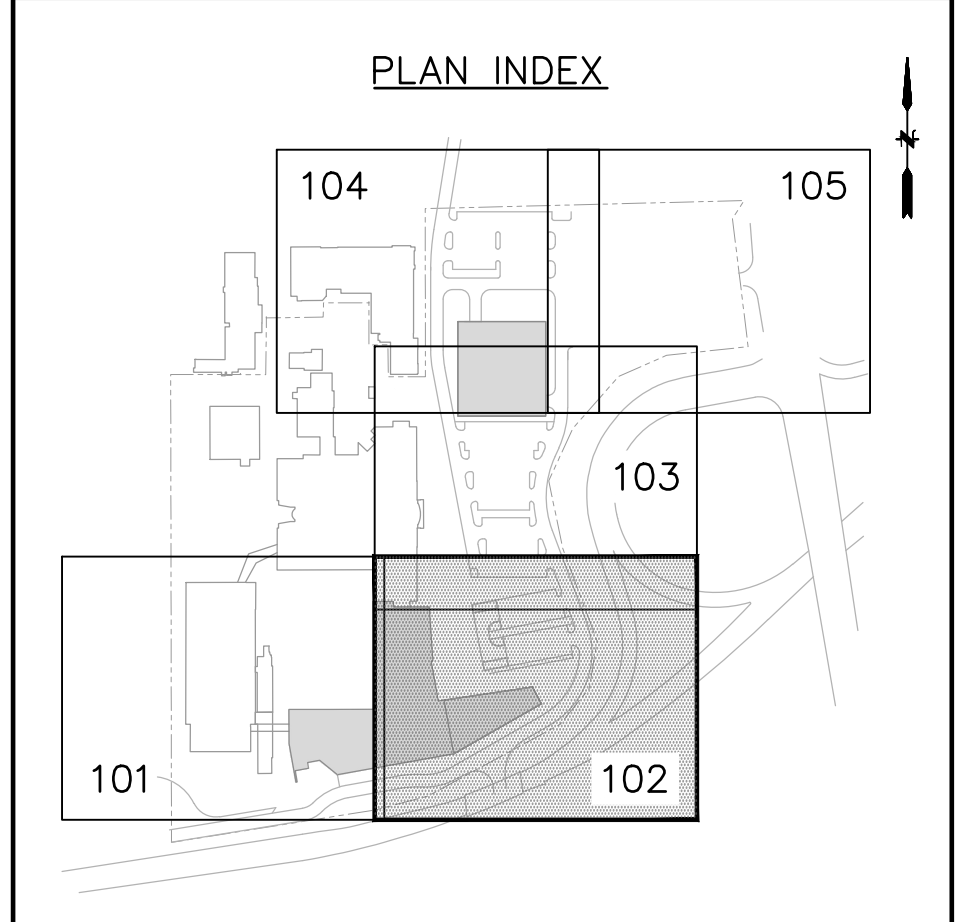
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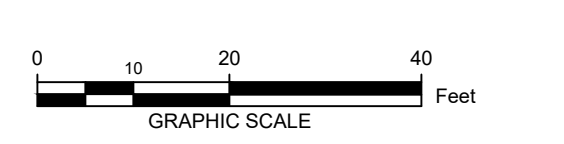
Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

- LEGEND:
- BUILDING
  - STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - MILL & OVERLAY
  - HEAVY DUTY CONCRETE PAVEMENT
  - CONCRETE SIDEWALK/ MONOLITHIC WALK
  - SAWCUT
  - PROPERTY LINE
  - SETBACK LINE
  - (TYP) TYPICAL, REFER TO DETAILS
  - (TBC) TO BE COORDINATED
  - EXISTING SITE CONDITIONS LABEL
  - BUILDING ADDITION (SEE ARCH. PLANS)
  - HEAVY DUTY YARD DRAIN (TYP)
  - TRENCH DRAIN (TYP)
  - 5' DIA. STORM MANHOLE (TYP)
  - PRECAST CONCRETE CATCH BASIN (TYP)
  - BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - APPROXIMATE BORING LOCATIONS (TYP)

NOTES:  
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:

**CS-102** REV #

SEE SHEET CS-104

SEE SHEET CS-105

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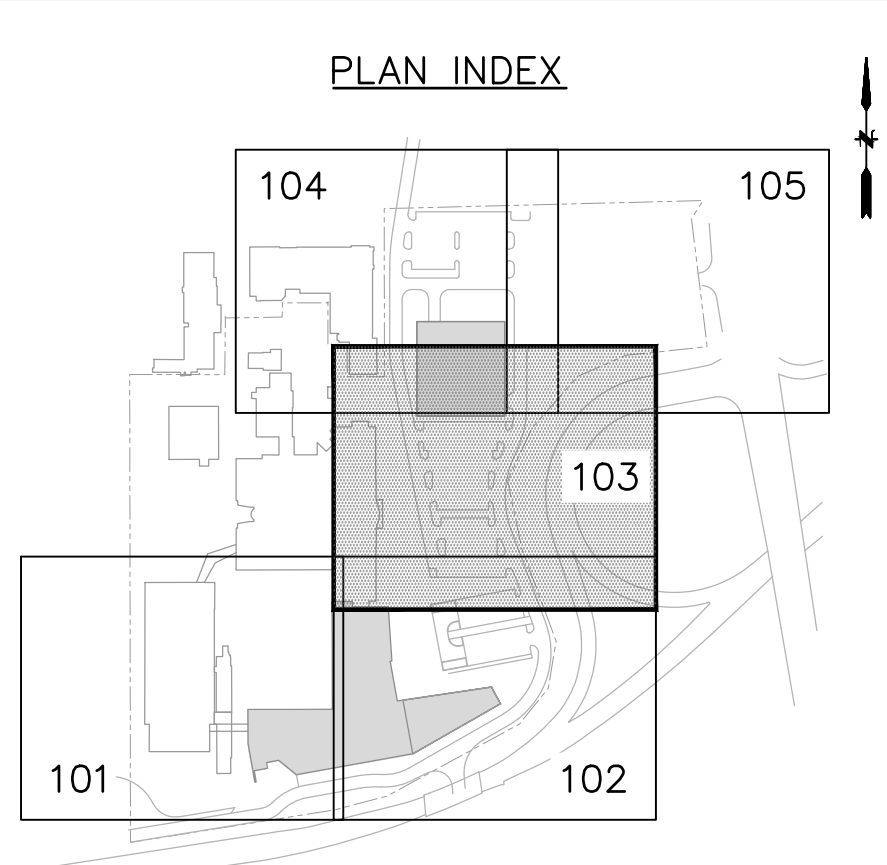
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
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04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

REVISIONS

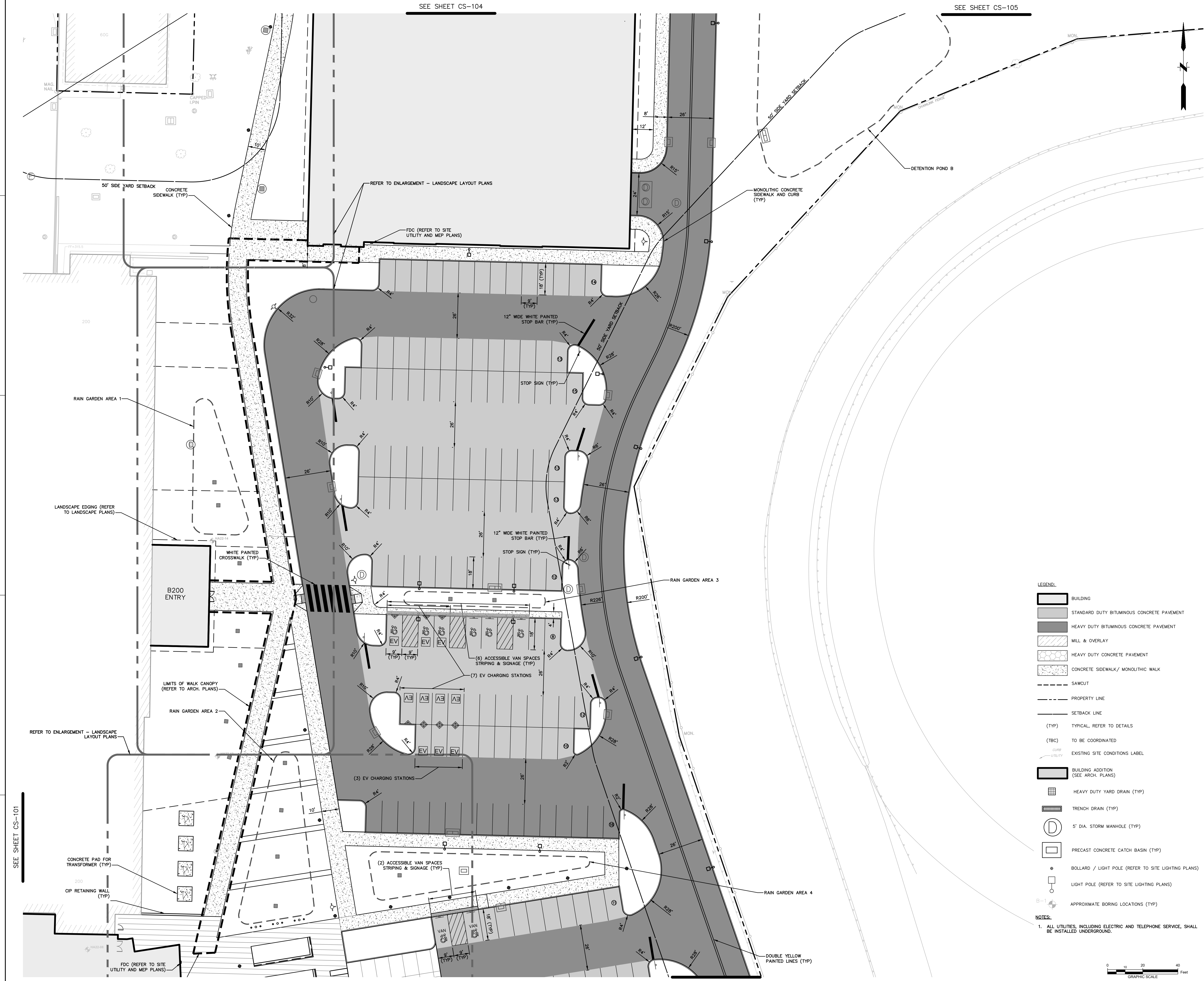
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:

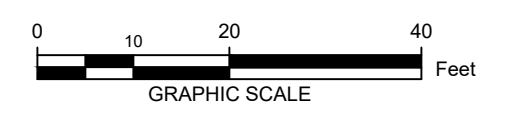
REV #  
**CS-103**



- LEGEND:
- BUILDING
  - STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - MILL & OVERLAY
  - HEAVY DUTY CONCRETE PAVEMENT
  - CONCRETE SIDEWALK/ MONOLITHIC WALK
  - SAWCUT
  - PROPERTY LINE
  - SETBACK LINE
  - (TYP) TYPICAL, REFER TO DETAILS
  - (TBC) TO BE COORDINATED
  - CURB UTILITY
  - EXISTING SITE CONDITIONS LABEL
  - BUILDING ADDITION (SEE ARCH. PLANS)
  - HEAVY DUTY YARD DRAIN (TYP)
  - TRENCH DRAIN (TYP)
  - 5' DIA. STORM MANHOLE (TYP)
  - PRECAST CONCRETE CATCH BASIN (TYP)
  - BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - APPROXIMATE BORING LOCATIONS (TYP)

NOTES:

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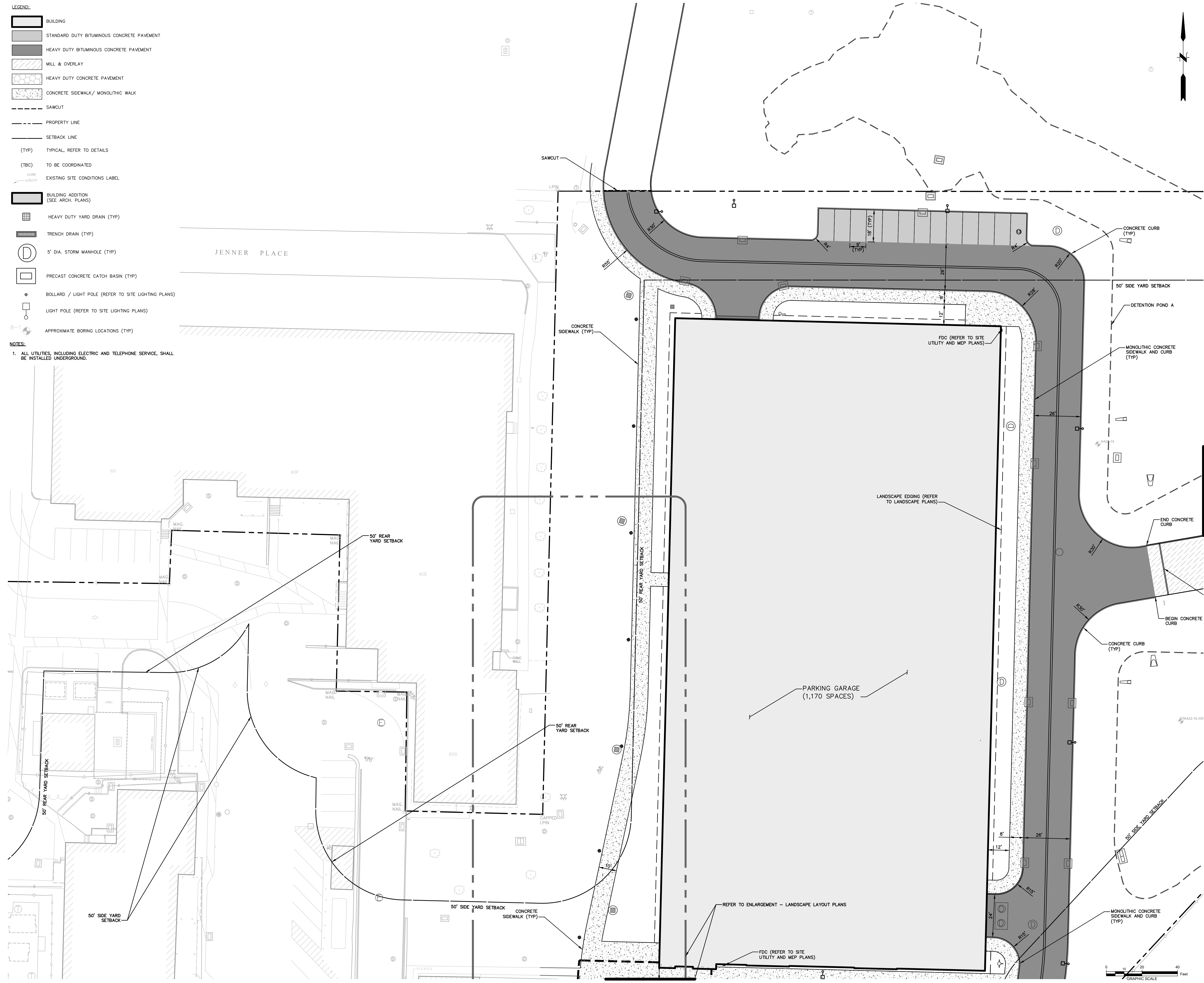
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- LEGEND:**
- BUILDING
  - STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - MILL & OVERLAY
  - HEAVY DUTY CONCRETE PAVEMENT
  - CONCRETE SIDEWALK/ MONOLITHIC WALK
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  - PROPERTY LINE
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  - (TYP) TYPICAL, REFER TO DETAILS
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  - BUILDING ADDITION (SEE ARCH. PLANS)
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  - APPROXIMATE BORING LOCATIONS (TYP)

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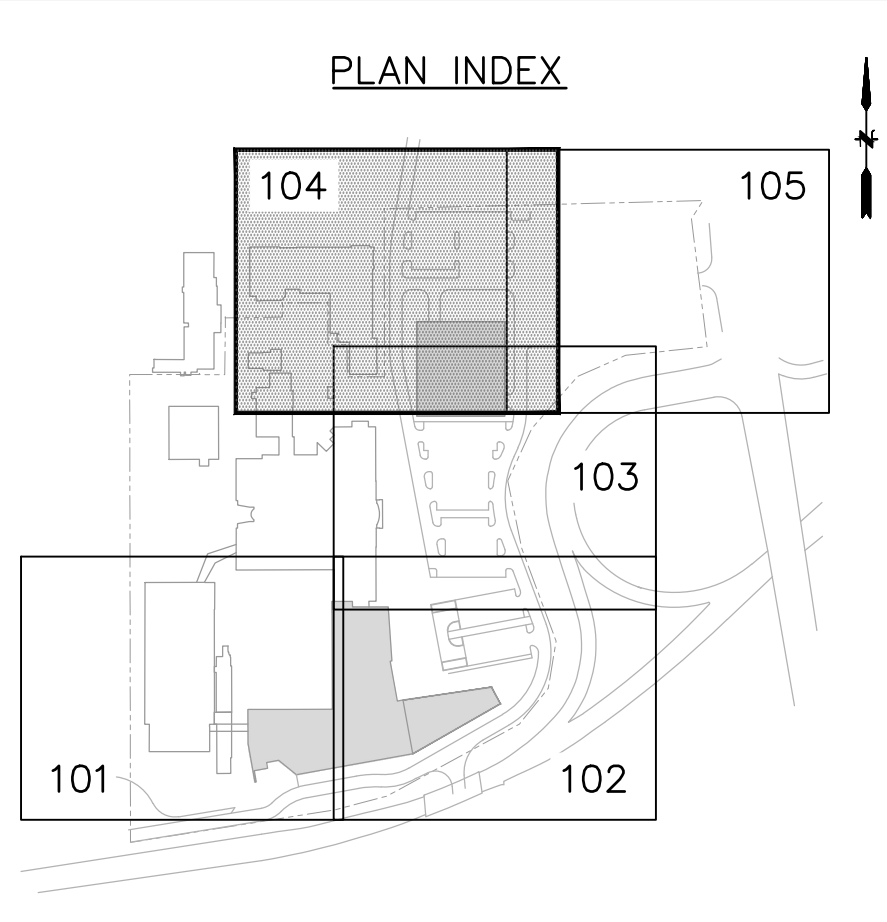
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



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01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.55N  
 Dwg #:

**CS-104**

1

2

3

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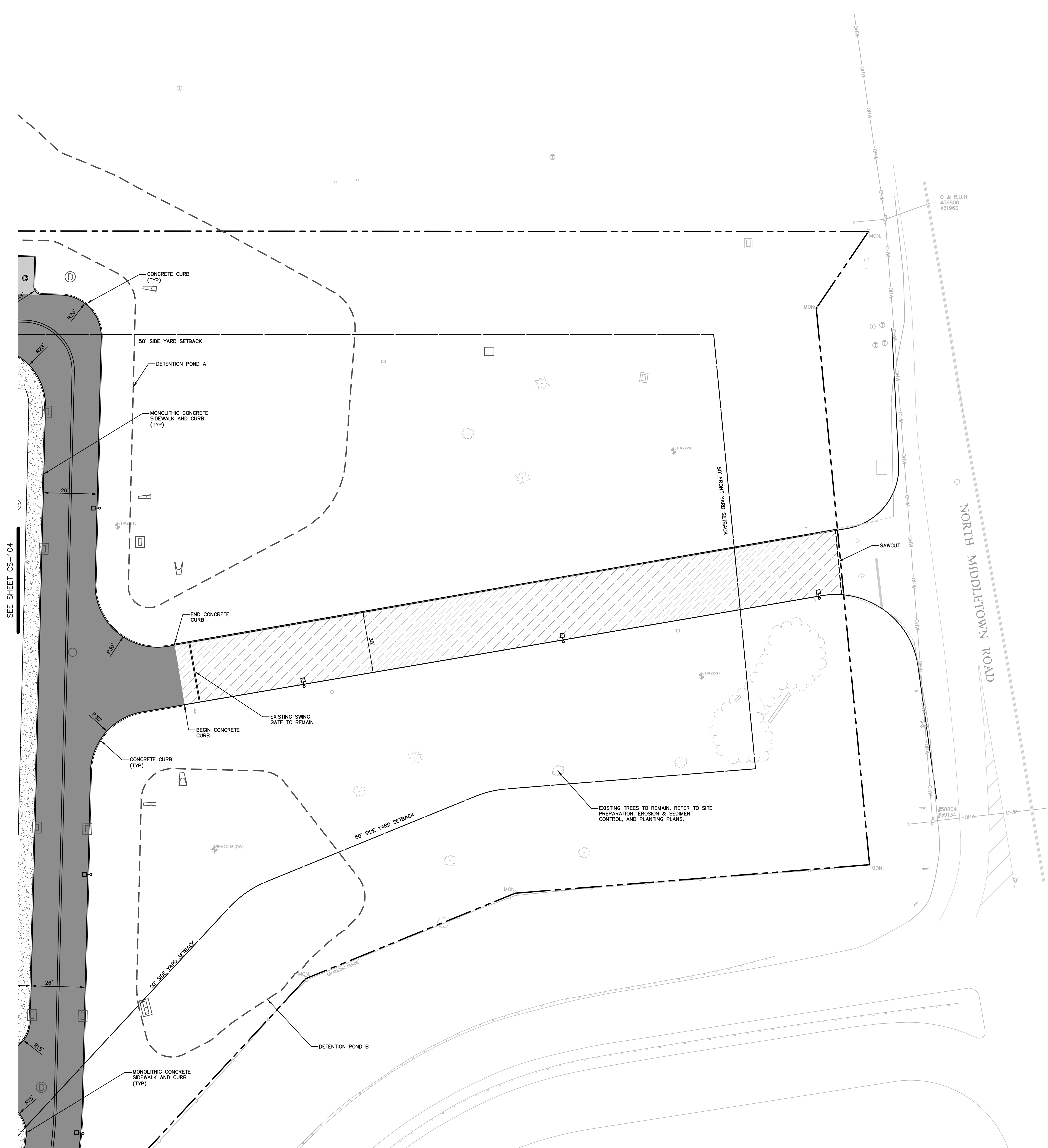
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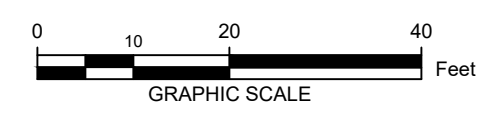
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E



- LEGEND:**
- [Symbol] BUILDING
  - [Symbol] STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
  - [Symbol] HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
  - [Symbol] MILL & OVERLAY
  - [Symbol] HEAVY DUTY CONCRETE PAVEMENT
  - [Symbol] CONCRETE SIDEWALK / MONOLITHIC WALK
  - [Symbol] SAWCUT
  - [Symbol] PROPERTY LINE
  - [Symbol] SETBACK LINE
  - (TYP) TYPICAL, REFER TO DETAILS
  - (TBC) TO BE COORDINATED
  - [Symbol] EXISTING SITE CONDITIONS LABEL
  - [Symbol] BUILDING ADDITION (SEE ARCH. PLANS)
  - [Symbol] HEAVY DUTY YARD DRAIN (TYP)
  - [Symbol] TRENCH DRAIN (TYP)
  - [Symbol] 5' DIA. STORM MANHOLE (TYP)
  - [Symbol] PRECAST CONCRETE CATCH BASIN (TYP)
  - [Symbol] BOLLARD / LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - [Symbol] LIGHT POLE (REFER TO SITE LIGHTING PLANS)
  - [Symbol] APPROXIMATE BORING LOCATIONS (TYP)
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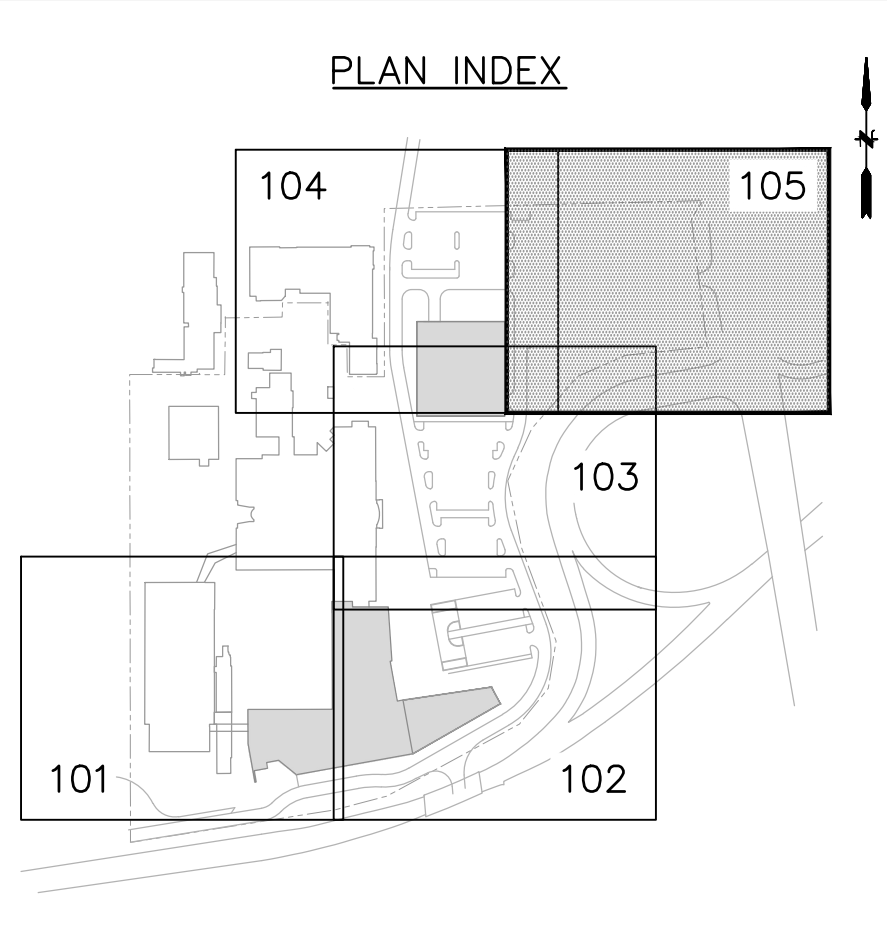
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Project Name:  
**PFIZER PEARL RIVER  
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**REVISIONS**

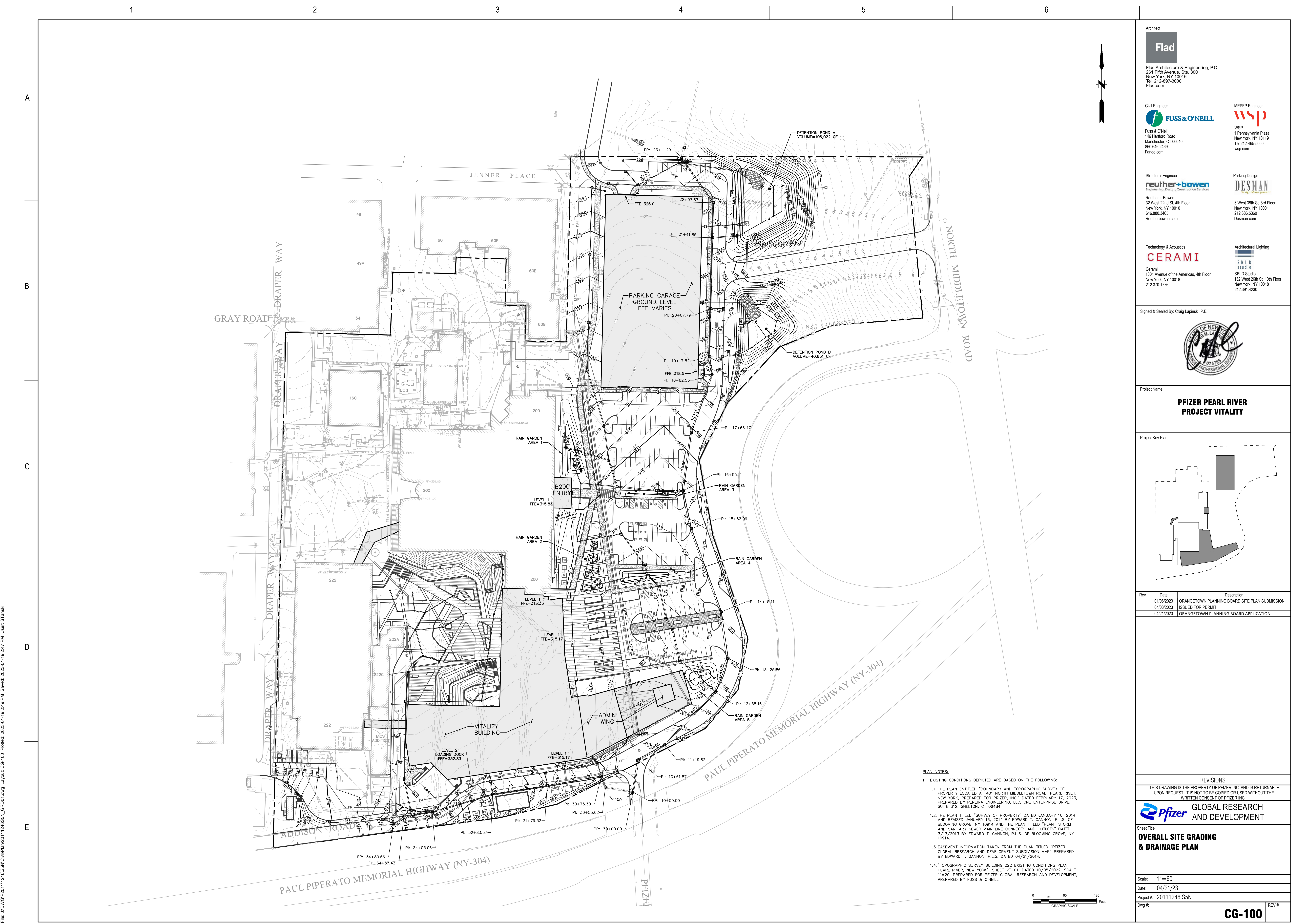
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**GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title  
**SITE LAYOUT PLAN**

Scale: 1"=20'	REV #
Date: 04/21/23	
Project #: 20111246.S5N	
Dwg #:	<b>CS-105</b>

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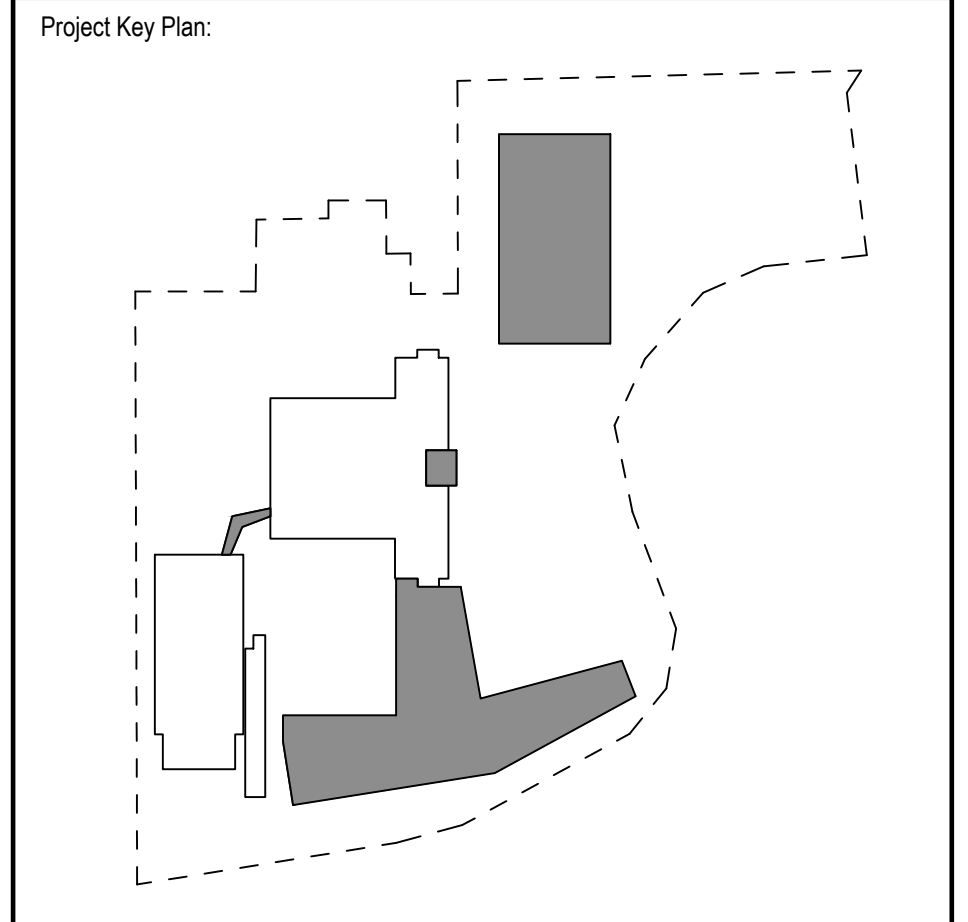
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Sheet Title  
**OVERALL SITE GRADING  
 & DRAINAGE PLAN**

Scale: 1"=60'

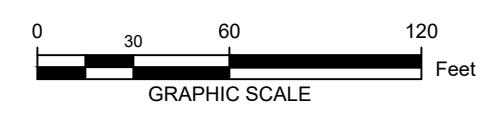
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Project #: 20111246.S5N

Dwg #: **CG-100**

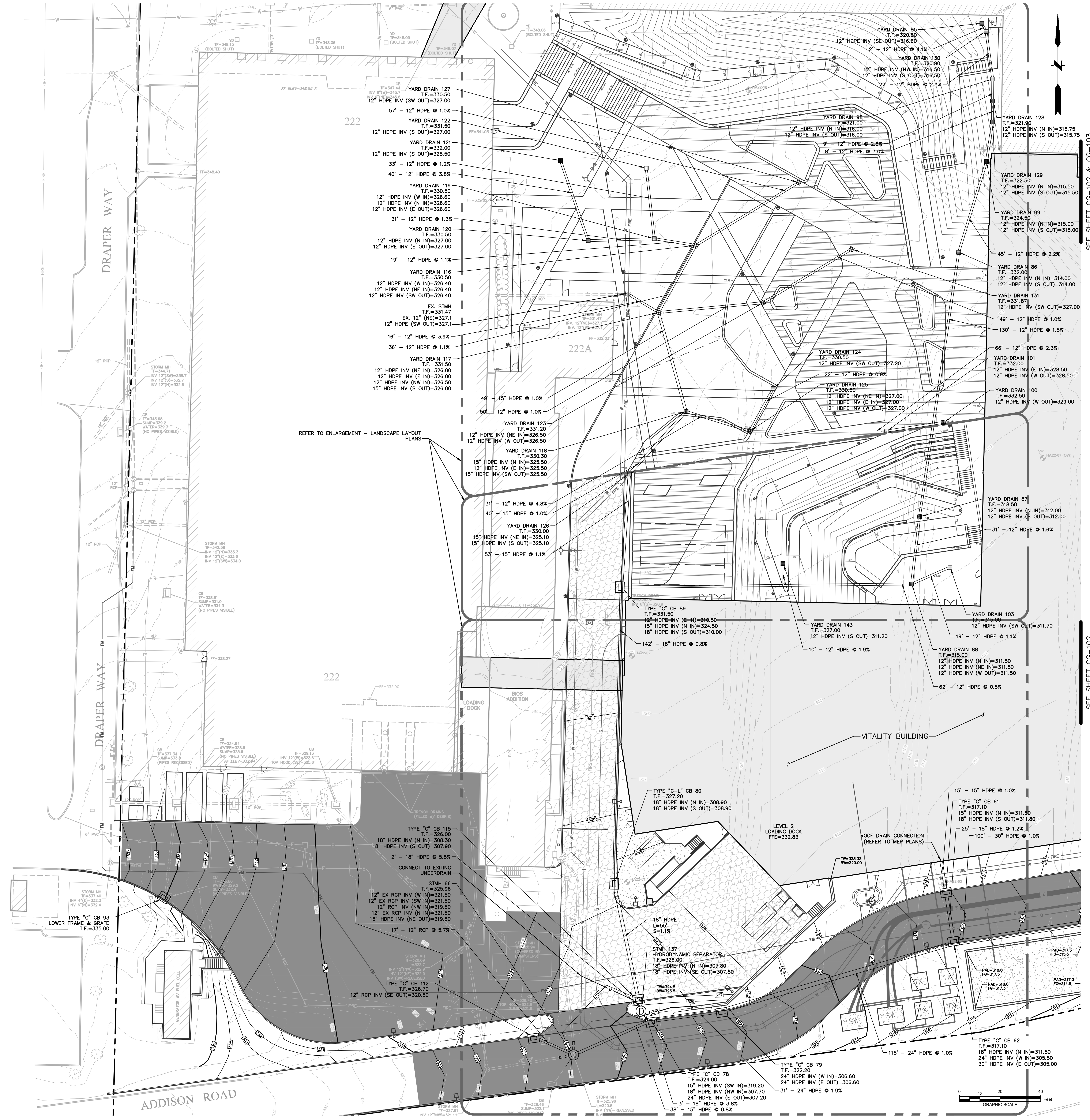
REV #

- PLAN NOTES:
- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
    - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PFIZER, INC." DATED FEBRUARY 17, 2023, PREPARED BY PEREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
    - THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
    - EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
    - "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK", SHEET NY-01, DATED 10/05/2022, SCALE 1"=20' PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.



File: J:\DWG\20111246.S5N\CG100.dwg Layout: CG-100 Plotter: 2023-04-19 2:49 PM Saved: 2023-04-19 2:47 PM User: STanski

- NOTES:**
- REFER TO LANDSCAPE GRADING PLANS FOR SPECIALTY AREA GRADING.
  - PROVIDE SERIES 35 ADS COUPLING, O-RING GASKET, OR WT PIPE/Joint (GASKETED BELL/SPIGOT) AT STORM DRAINAGE PIPING WITHIN 25 FT OF THE SANITARY SEWAGE SYSTEM.
  - REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAILS TO SITE STORMWATER MANAGEMENT SYSTEM.
  - STORM MANHOLES TO BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED. SEE DETAILS FOR OUTLET CONTROL STRUCTURE AND SEPARATOR DIAMETERS.
  - REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION DRAIN.
  - REFER TO RETAINING WALL DETAILS FOR WALL FOUNDATION DRAIN DESIGN.
  - SEED MIXTURE FOR BOTTOM OF DETENTION PONDS:  
SMOOTH BROMEGRASS, 25 RATE PER ACRE (LBS), 0.60 RATE PER 1,000 SF (LBS)  
CREEPING RED FESCUE, 20 RATE PER ACRE (LBS), 0.50 RATE PER 1,000 SF (LBS)  
PERENNIAL RYEGRASS, 10 RATE PER ACRE (LBS), 0.20 RATE PER 1,000 SF (LBS)  
TOTAL: 55 RATE PER ACRE (LBS), 1.30 RATE PER 1,000 SF (LBS)



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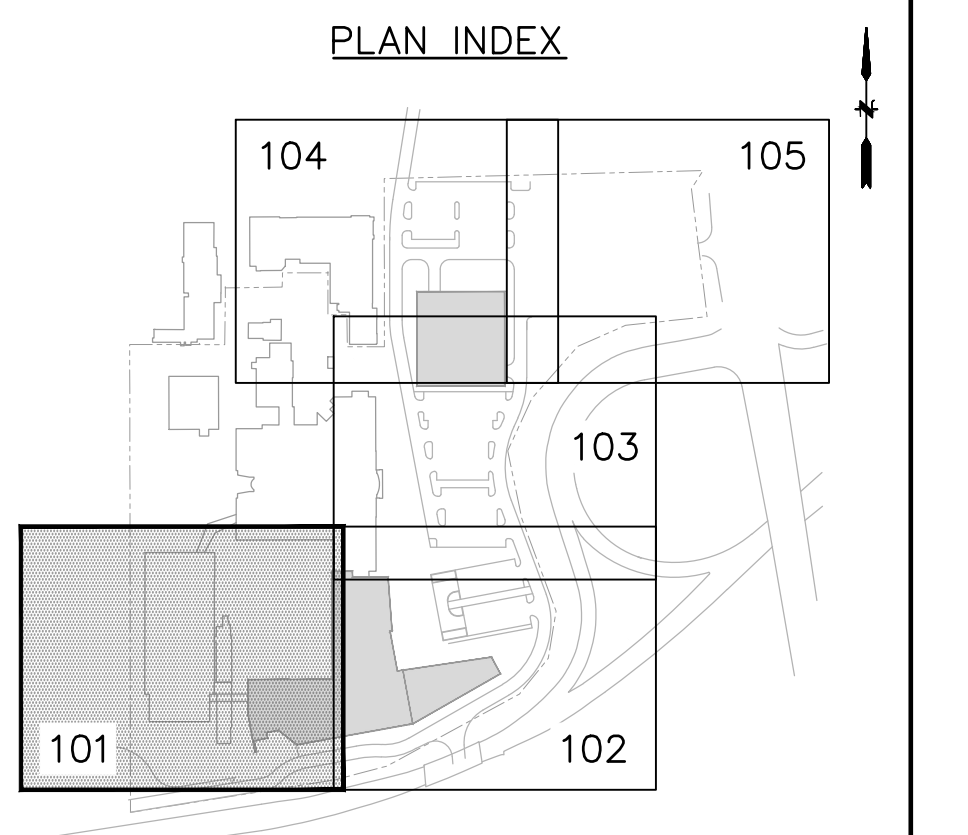
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

REVISIONS

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 2011246.S5N

Dwg #: **CG-101**

File: J:\DWG\2011\246\SSN\CG101\2011246SSN\_CG101.dwg Layout: CG-101 Plotter: 2023-04-19 2:50 PM Saved: 2023-04-19 2:47 PM User: STanek

SEE SHEET CG-103



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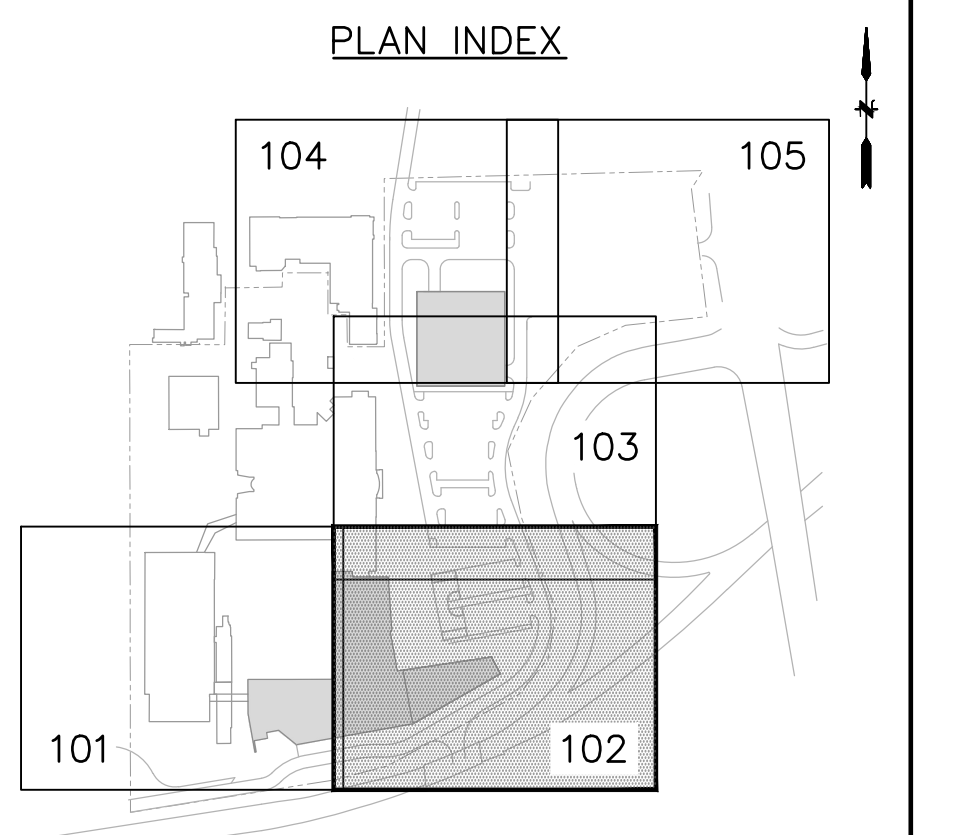
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Sheet Title  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1"=20'

Date: 04/21/23

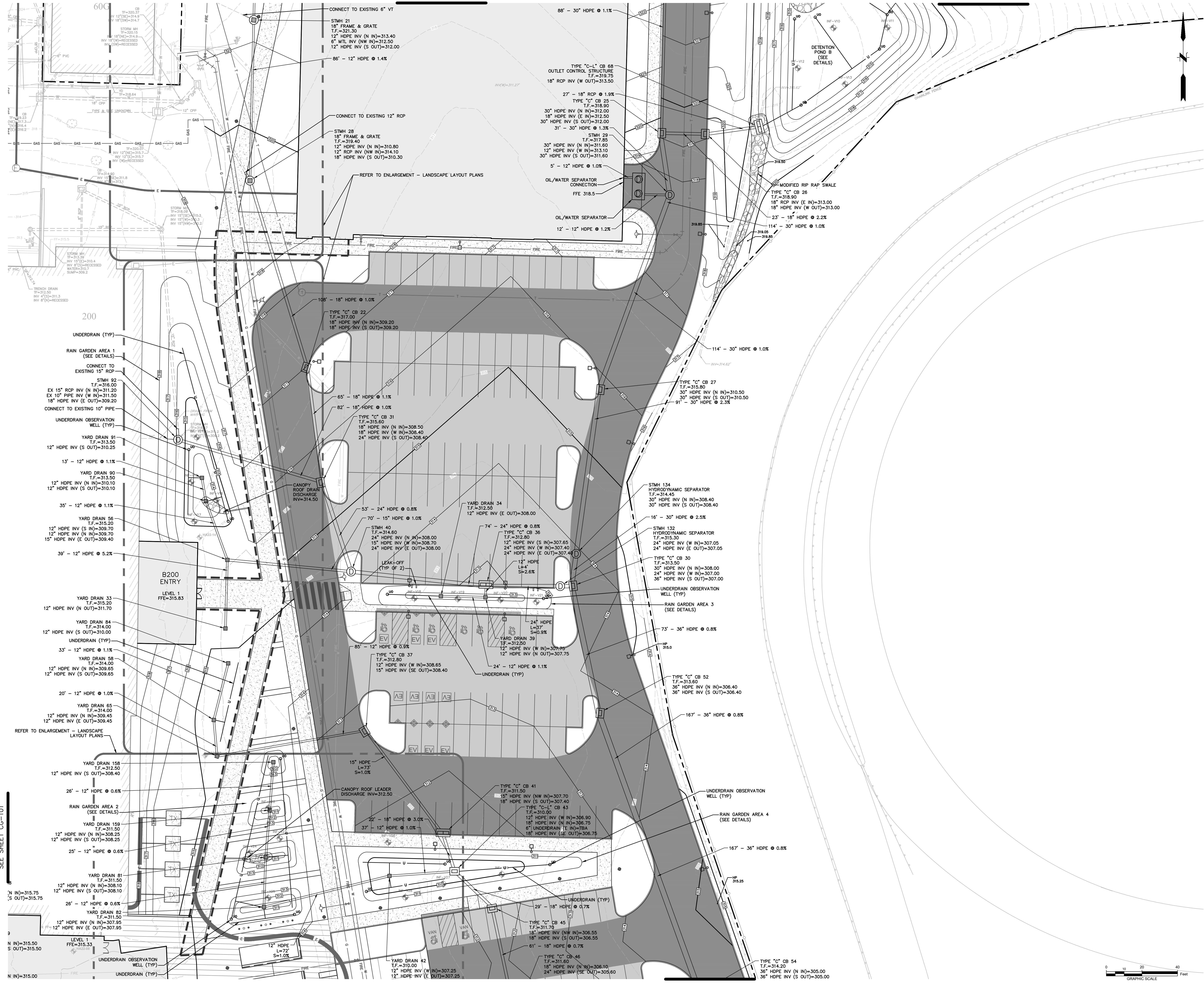
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**CG-102**

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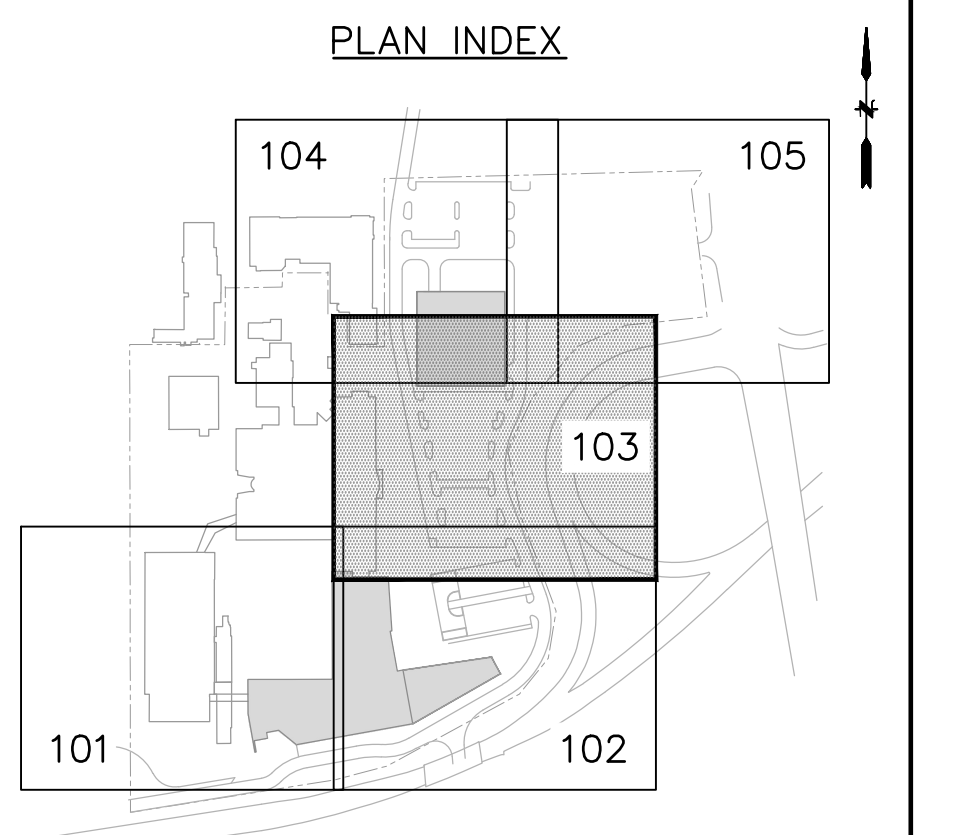
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Sheet Title  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 2011246.S5N

Dwg #: **CG-103**

REV #

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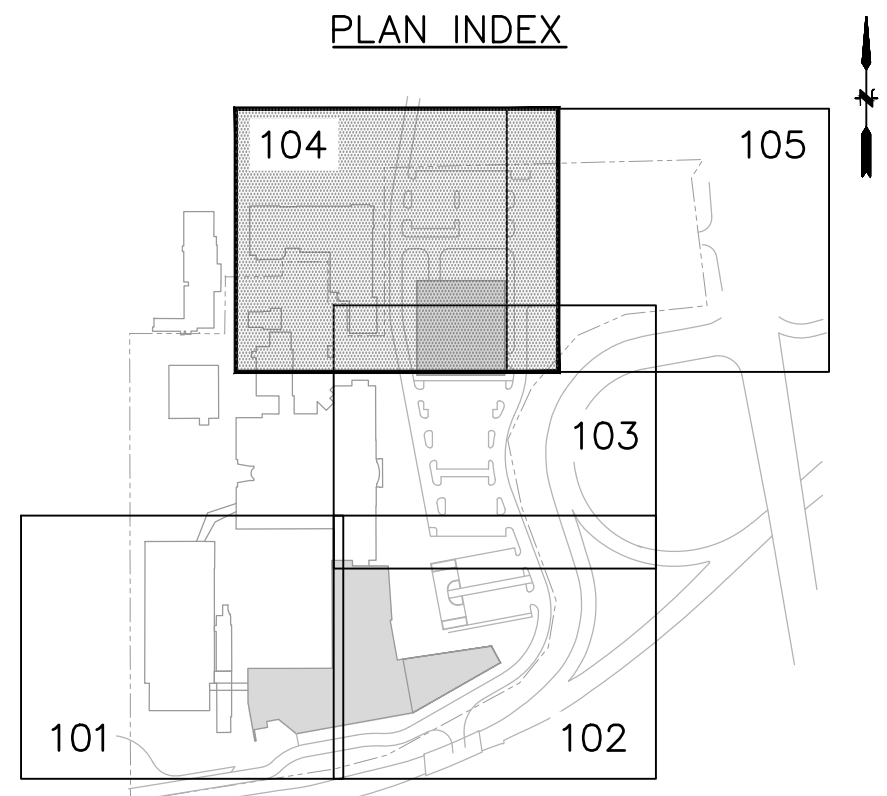
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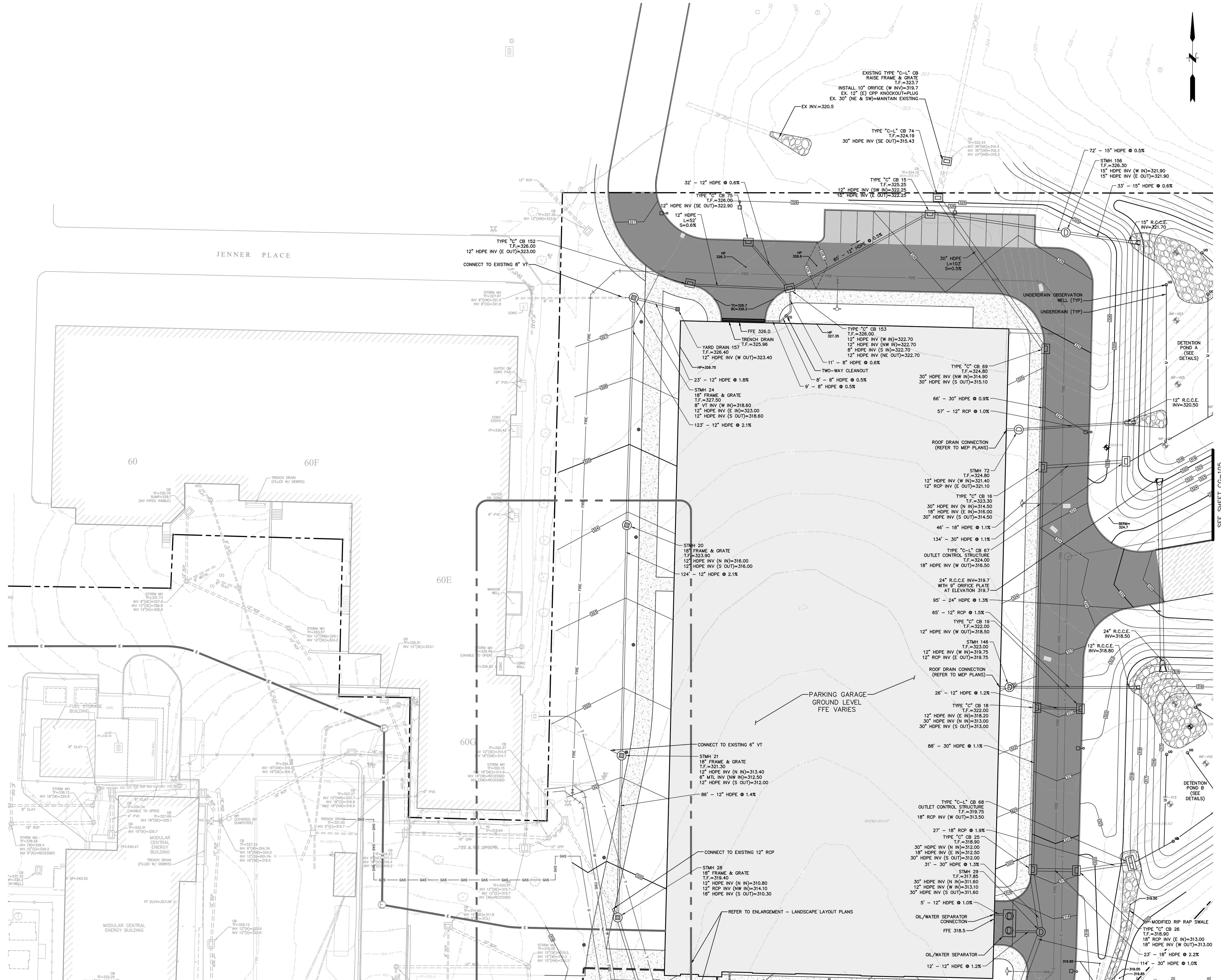
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01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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Sheet Title  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1" = 20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #: **CG-104**



SEE SHEET CG-103



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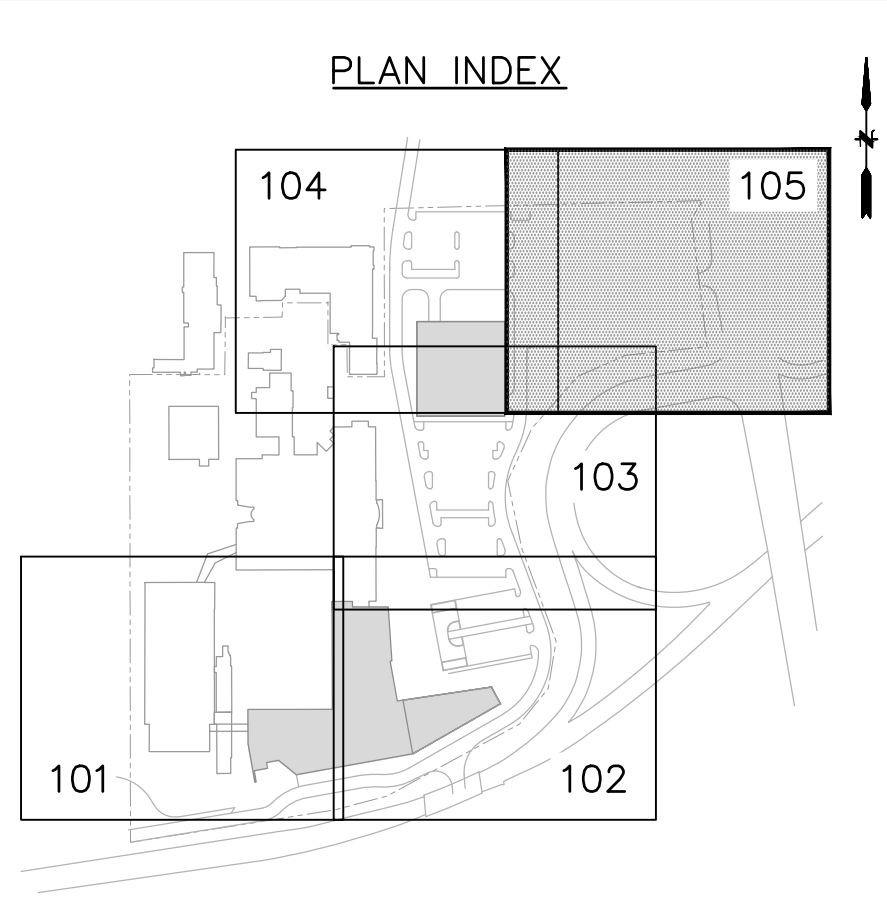
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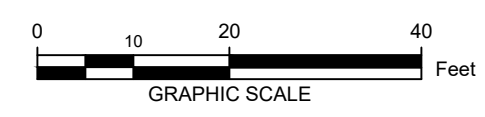
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Sheet Title  
**SITE GRADING & DRAINAGE PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:



REV #

**CG-105**

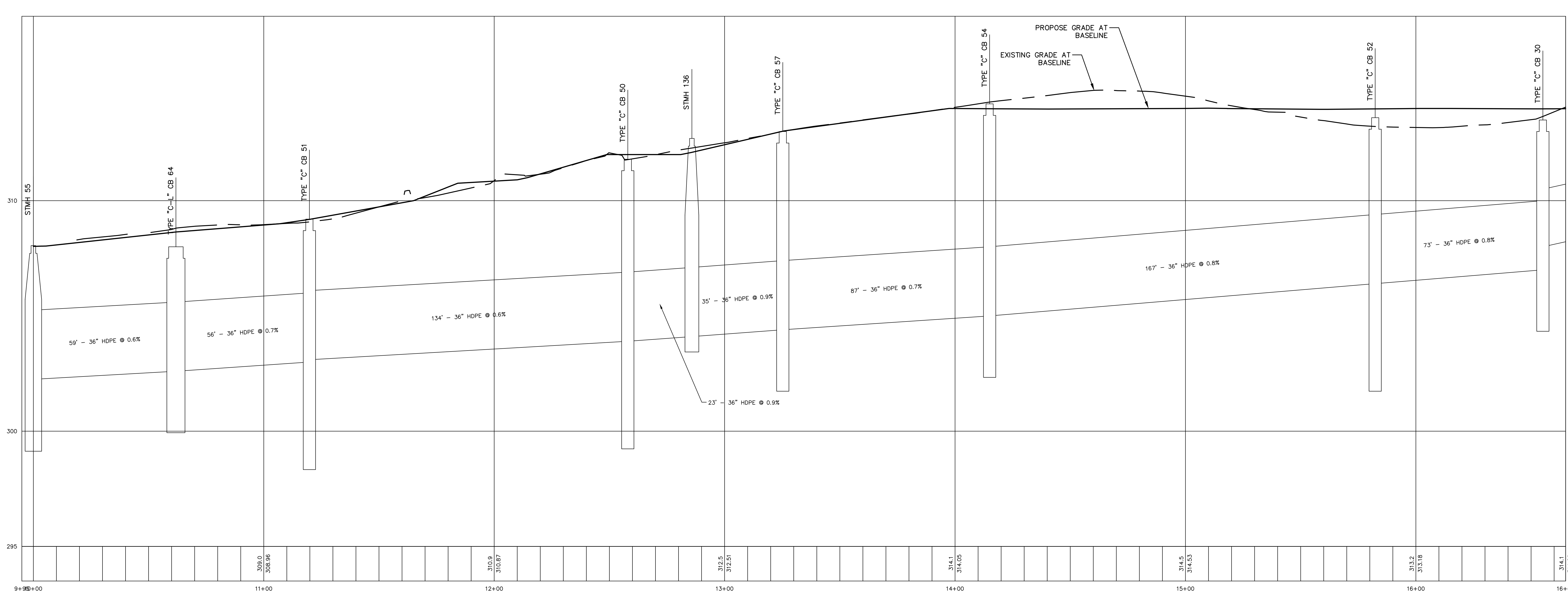
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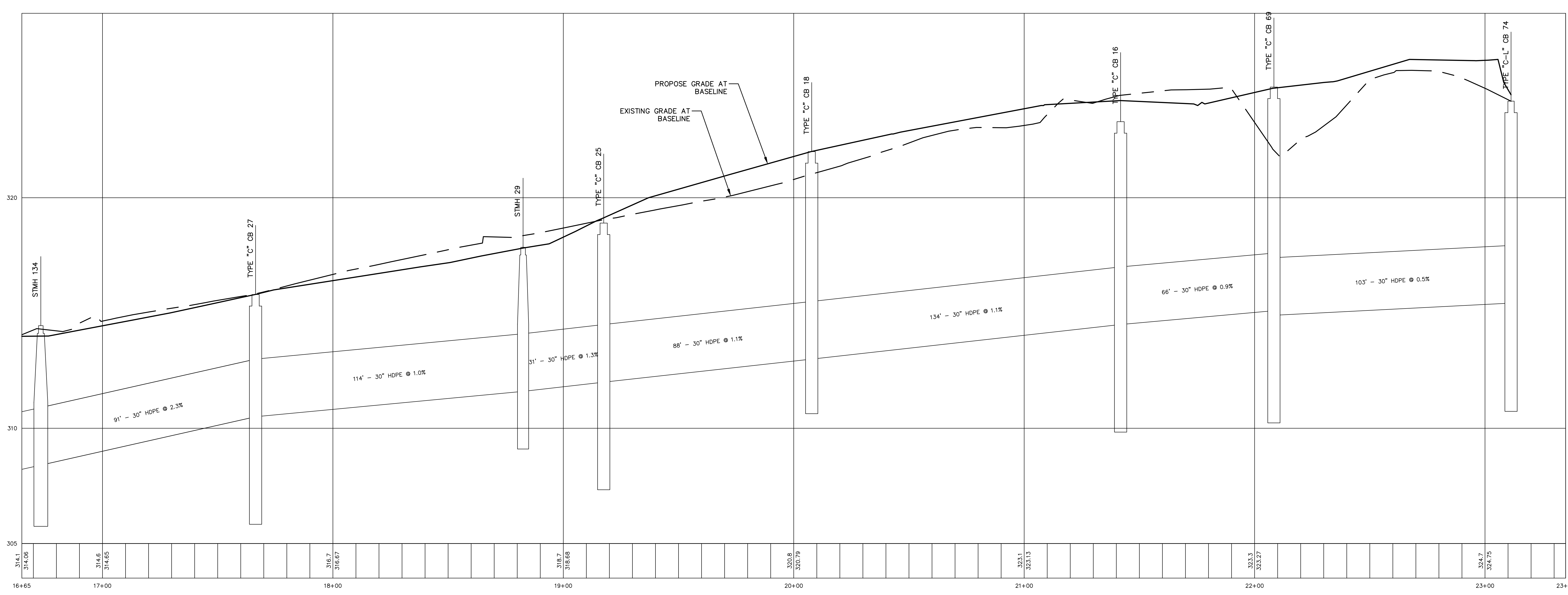
SEE SHEET CG-104

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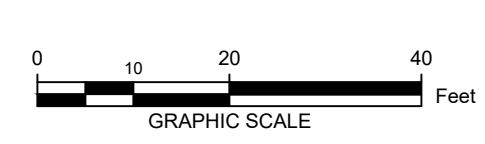
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PROFILE STA 9+95 - 16+65  
SCALE: H: 1"=20'  
V: 1"=2'



PROFILE STA 16+65 - 23+35  
SCALE: H: 1"=20'  
V: 1"=2'



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Rev	Date	Description
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04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

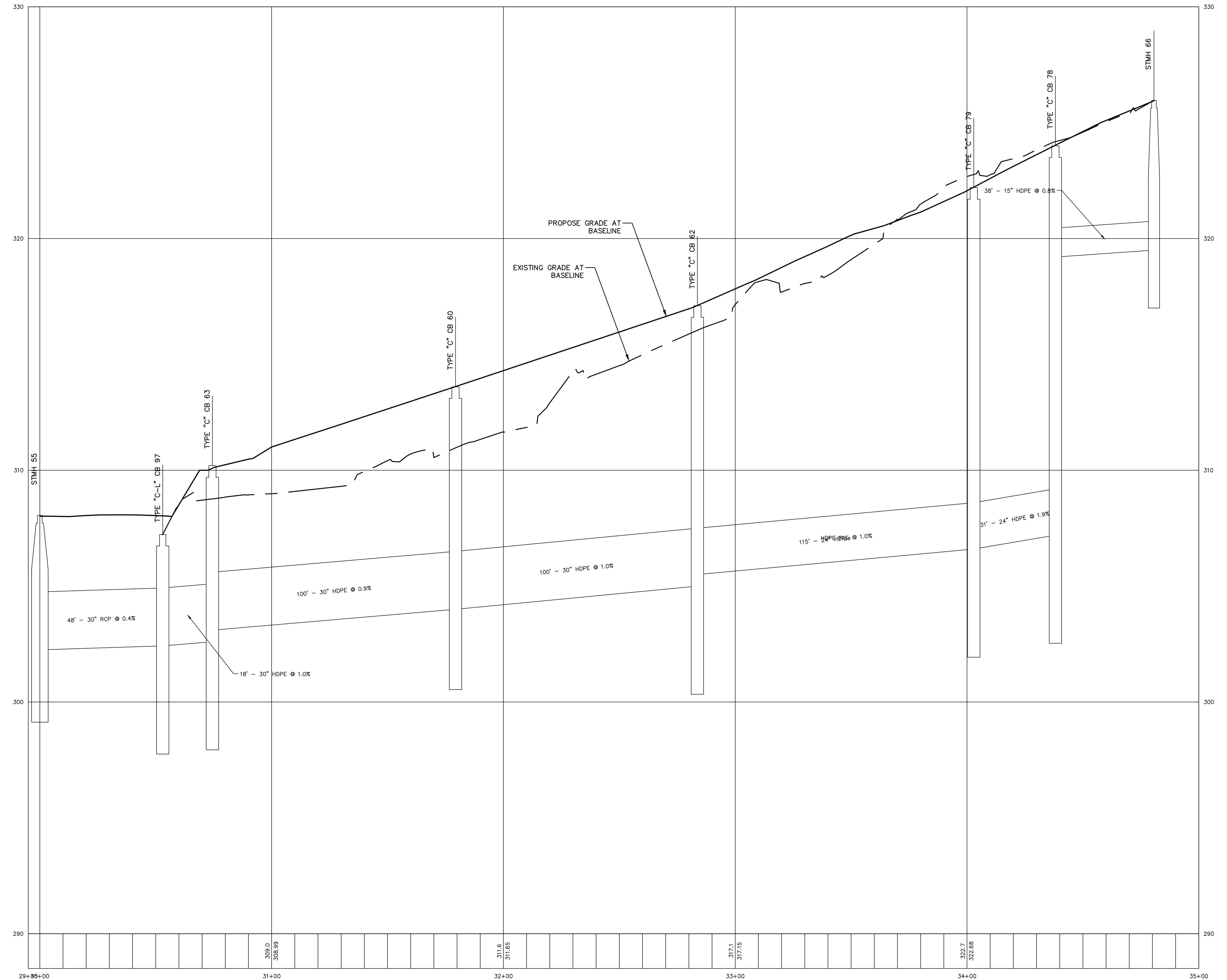
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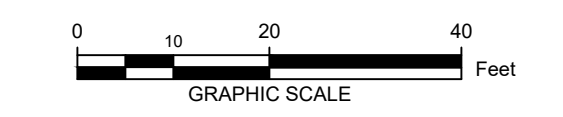
Sheet Title  
**SITE STORM SEWER PROFILE**

Scale: 1"=20'  
Date: 04/21/23  
Project #: 20111246.55N  
Dwg #:  
**CG-301**

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PROFILE STA 29+95 - 35+00  
SCALE: H: 1"=20'  
V: 1"=2'



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Sheet Title  
**SITE STORM SEWER PROFILE**

Scale: 1"=20'  
Date: 04/21/23  
Project #: 20111246.S5N  
Dwg #:  
REV #

**CG-302**

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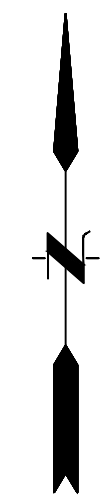
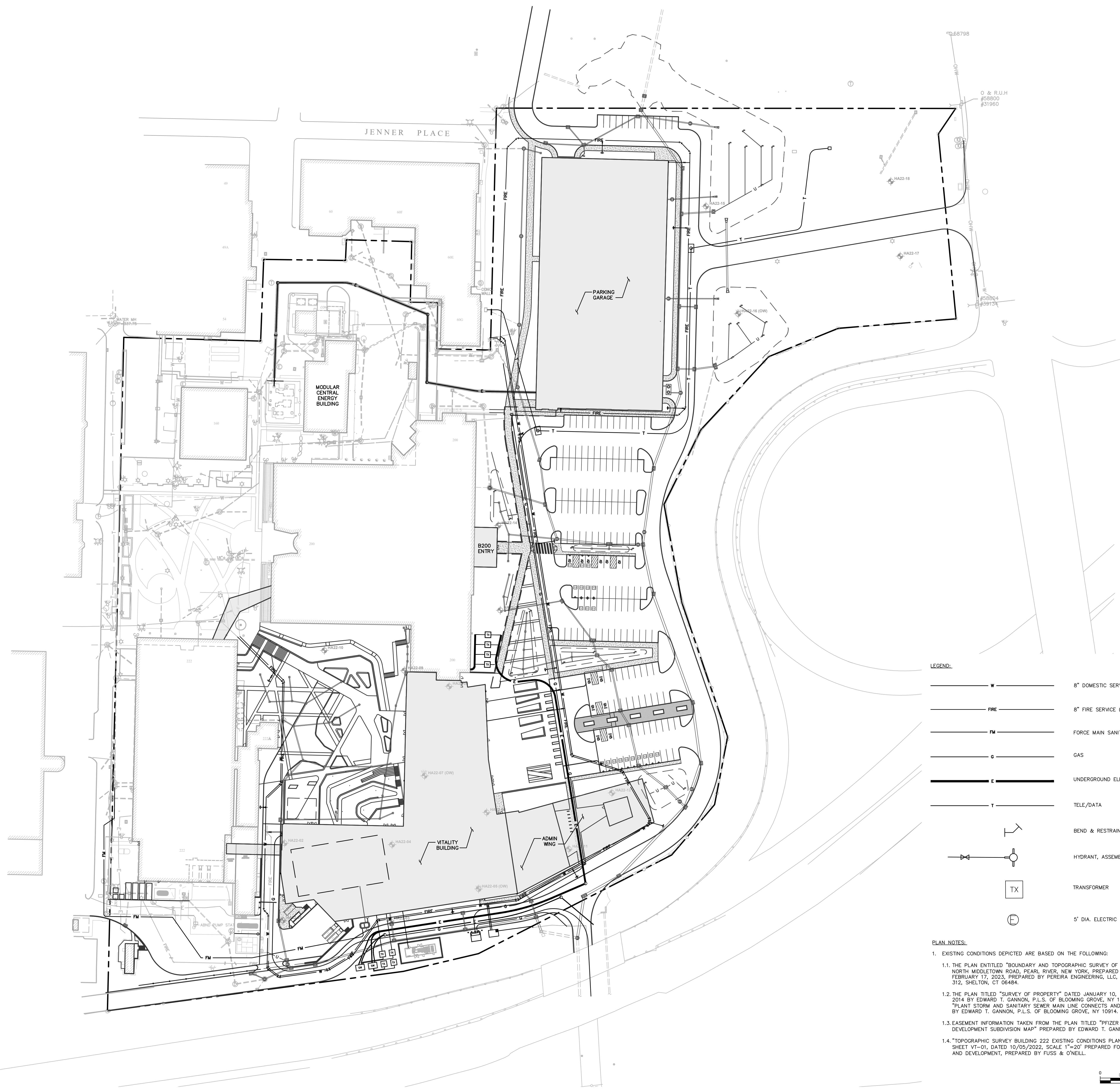
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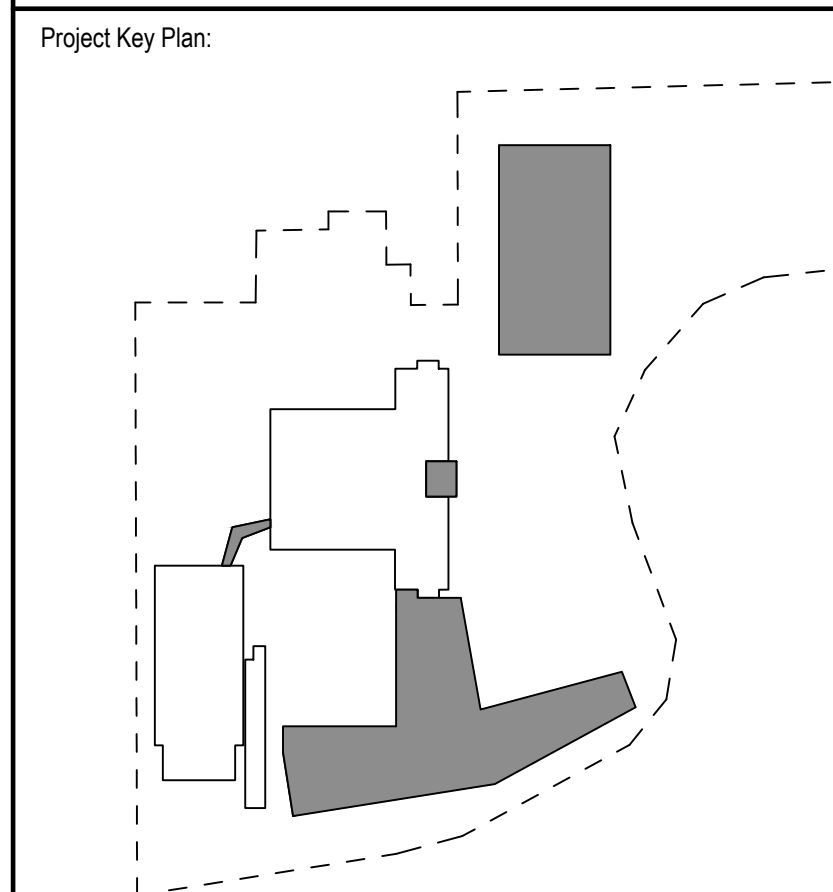
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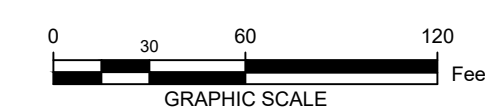


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LEGEND:

	8" DOMESTIC SERVICE (CITY WATER, UNLESS NOTED)
	8" FIRE SERVICE (WELL WATER, UNLESS NOTED)
	FORCE MAIN SANITARY SEWER
	GAS
	UNDERGROUND ELECTRIC SERVICE
	TELE/DATA
	BEND & RESTRAINT JOINT
	HYDRANT, ASSEMBLY, & SERVICE
	TRANSFORMER
	5' DIA. ELECTRIC MANHOLE

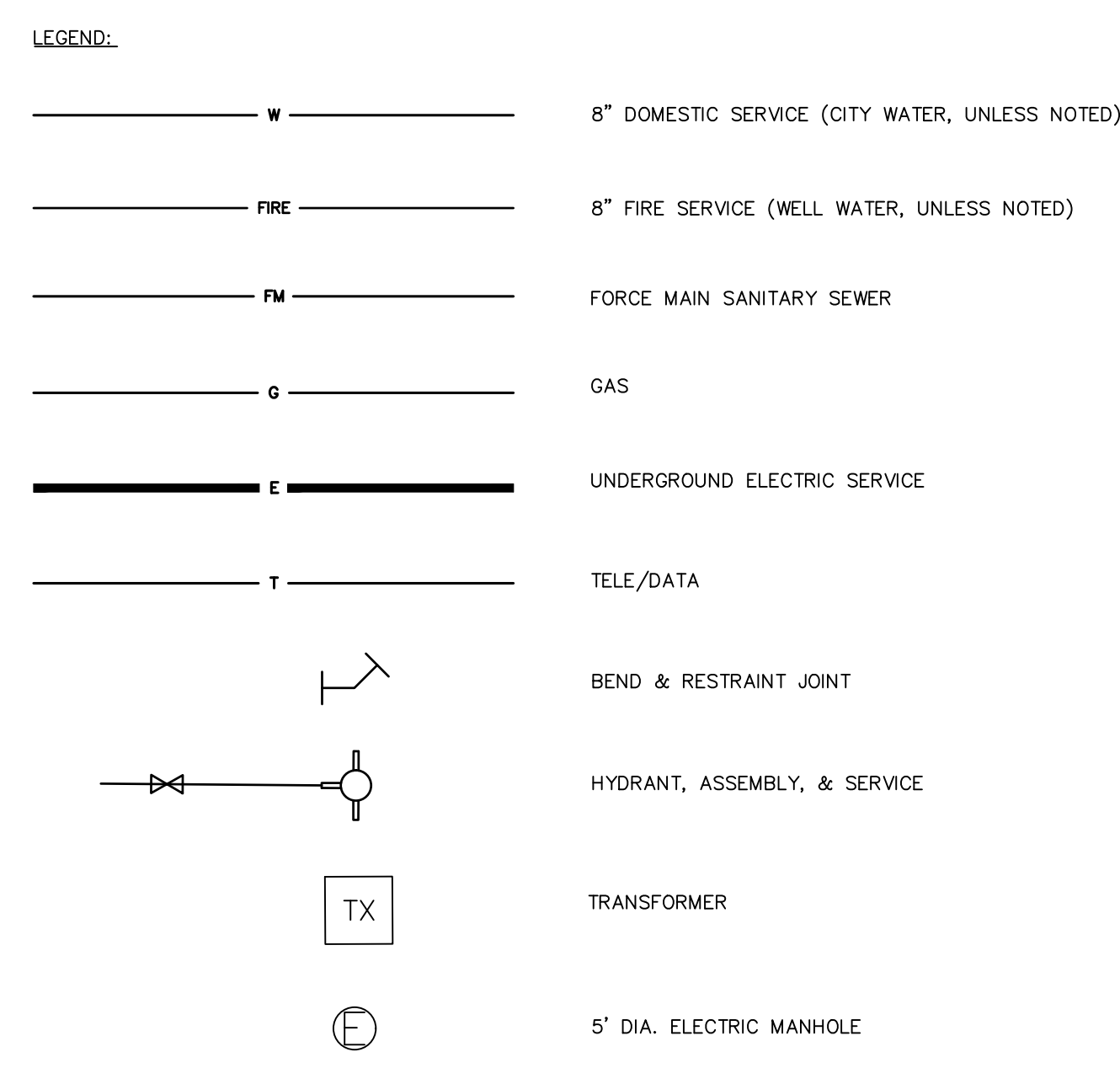
- PLAN NOTES:
- EXISTING CONDITIONS DEPICTED ARE BASED ON THE FOLLOWING:
    - THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 401 NORTH MIDDLETOWN ROAD, PEARL RIVER, NEW YORK, PREPARED FOR PRIZER, INC." DATED FEBRUARY 17, 2023, PREPARED BY PEREIRA ENGINEERING, LLC, ONE ENTERPRISE DRIVE, SUITE 312, SHELTON, CT 06484.
    - THE PLAN TITLED "SURVEY OF PROPERTY" DATED JANUARY 10, 2014 AND REVISED JANUARY 16, 2014 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914 AND THE PLAN TITLED "PLANT STORM AND SANITARY SEWER MAIN LINE CONNECTS AND OUTLETS" DATED 3/13/2013 BY EDWARD T. GANNON, P.L.S. OF BLOOMING GROVE, NY 10914.
    - EASEMENT INFORMATION TAKEN FROM THE PLAN TITLED "PFIZER GLOBAL RESEARCH AND DEVELOPMENT SUBDIVISION MAP" PREPARED BY EDWARD T. GANNON, P.L.S. DATED 04/21/2014.
    - "TOPOGRAPHIC SURVEY BUILDING 222 EXISTING CONDITIONS PLAN, PEARL RIVER, NEW YORK", SHEET VT-01, DATED 10/05/2022, SCALE 1"=20' PREPARED FOR PFIZER GLOBAL RESEARCH AND DEVELOPMENT, PREPARED BY FUSS & O'NEILL.



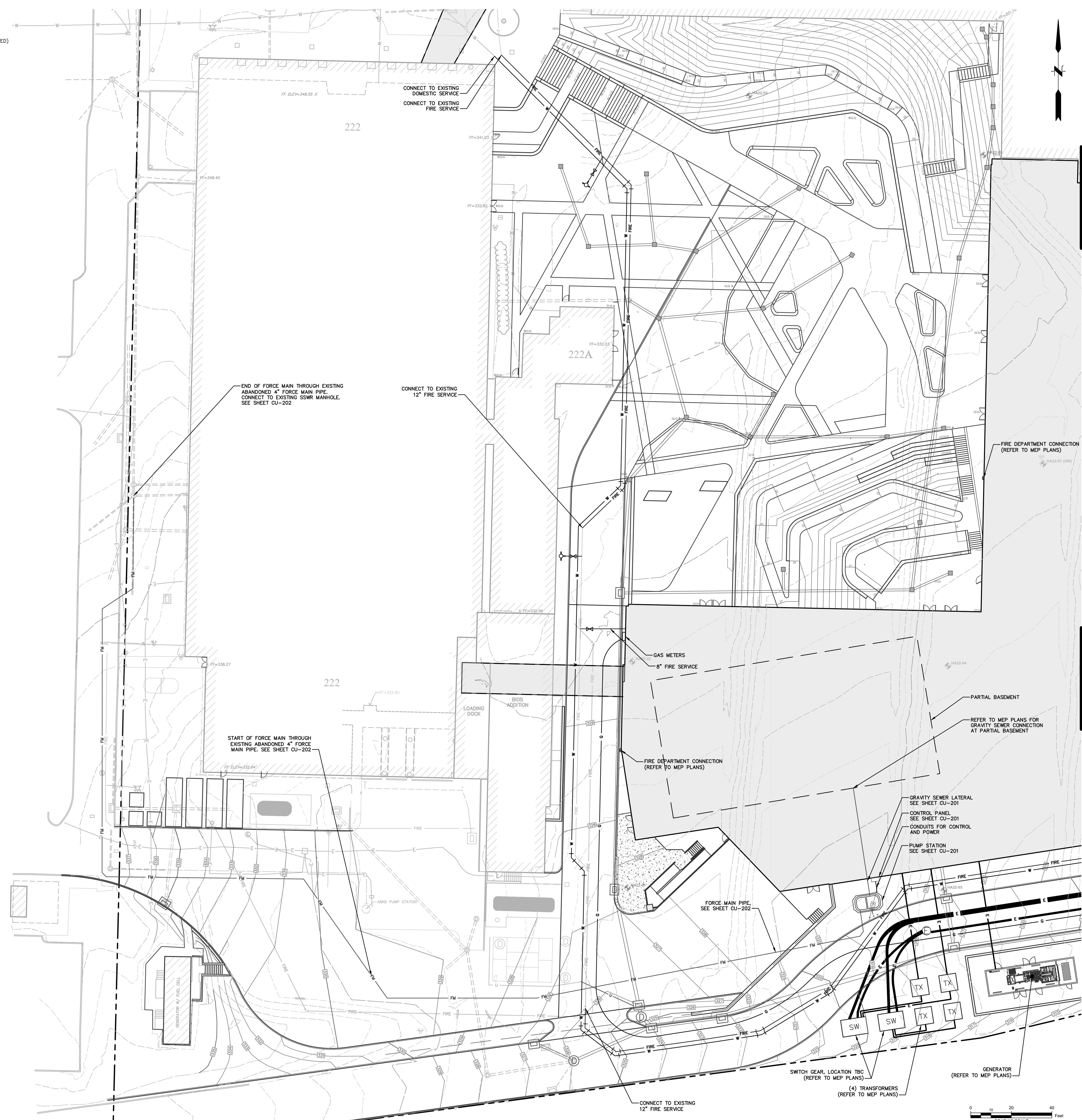
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT  
 Sheet Title  
**OVERALL SITE UTILITY PLAN**  
 Scale: 1"=60'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #: **CU-100** REV #

File: J:\DWG\20111246.S5N\CU-100.dwg Layout: CU-100 Plotted: 2023-04-19 2:35 PM Saved: 2023-04-19 1:38 PM User: L.Capuano



**NOTES:**  
 1. ALL UTILITIES, INCLUDING ELECTRIC AND TELECOMM SERVICE, SHALL BE INSTALLED UNDERGROUND.



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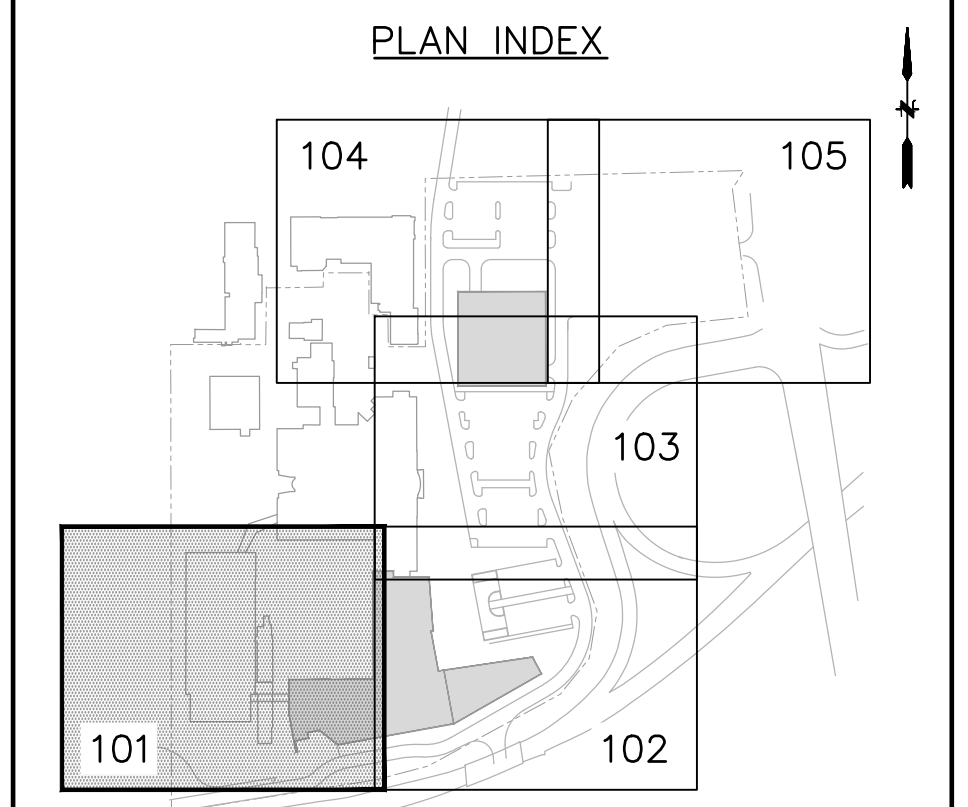
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Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE UTILITY PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #: **CU-101** REV #

1

2

3

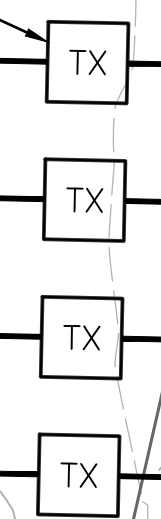
4

5

6

SEE SHEET CU-103

(4) TRANSFORMERS  
(REFER TO MEP PLANS)



200

FIRE DEPARTMENT CONNECTION  
(REFER TO MEP PLANS)

8" FIRE SERVICE

6" DOMESTIC SERVICE

FIRE DEPARTMENT CONNECTION  
(REFER TO MEP PLANS)

ELECTRIC SERVICE  
(COORDINATE WITH UTILITY  
COMPANY PRIOR TO CONSTRUCTION)

NEW GAS SERVICE FROM  
CROOKED HILL ROAD

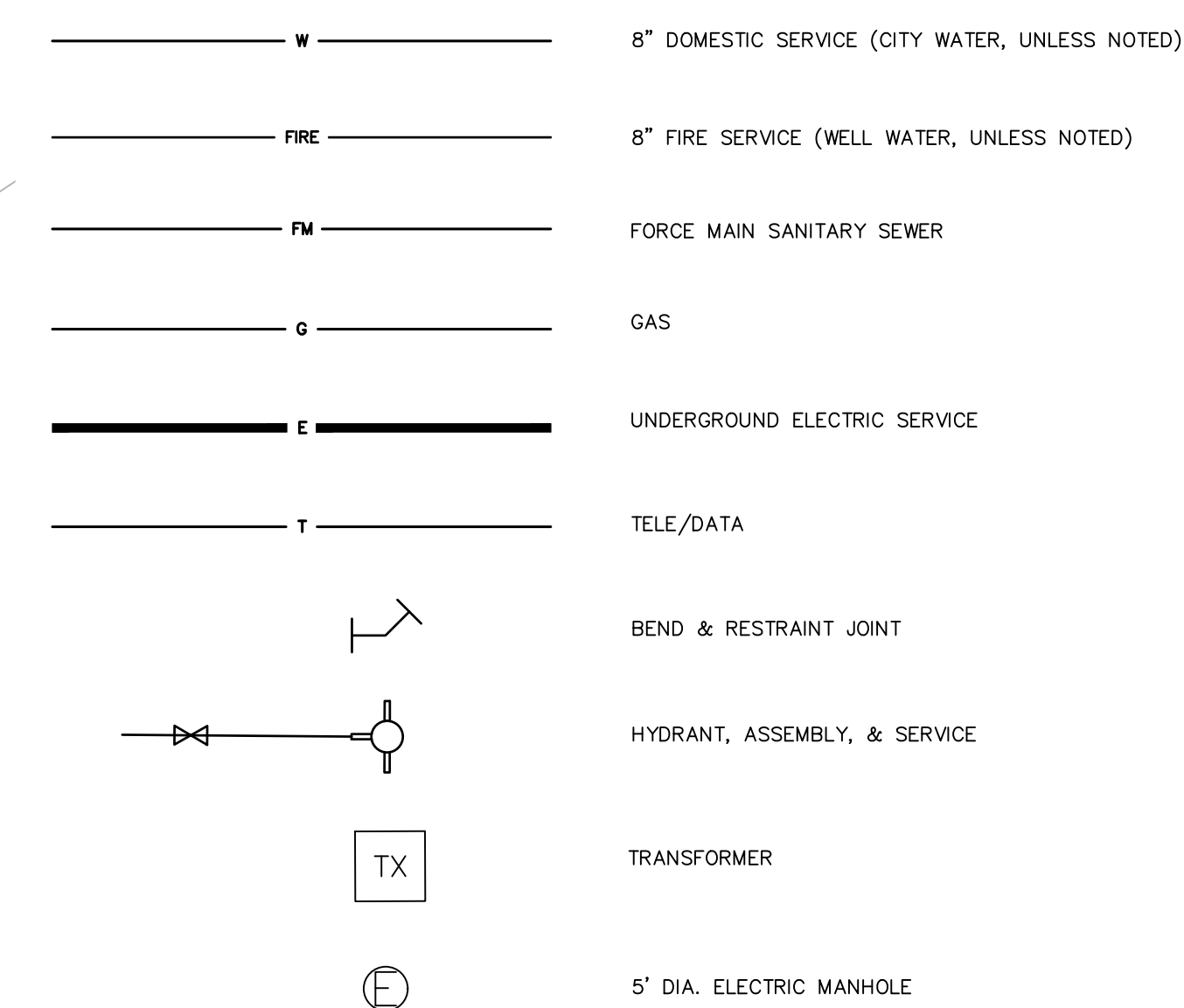
CONNECT TO EXISTING WATER SERVICE  
(FIELD LOCATE WATER LINE  
PRIOR TO CONSTRUCTION)

CONNECT TO EXISTING  
GAS SERVICE

GAS METERS AND PAD

WATER METER VAULT  
(2) CITY METERS  
(2) PFIZER METERS

LEGEND:



NOTES:

1. ALL UTILITIES, INCLUDING ELECTRIC AND TELECOMM SERVICE,  
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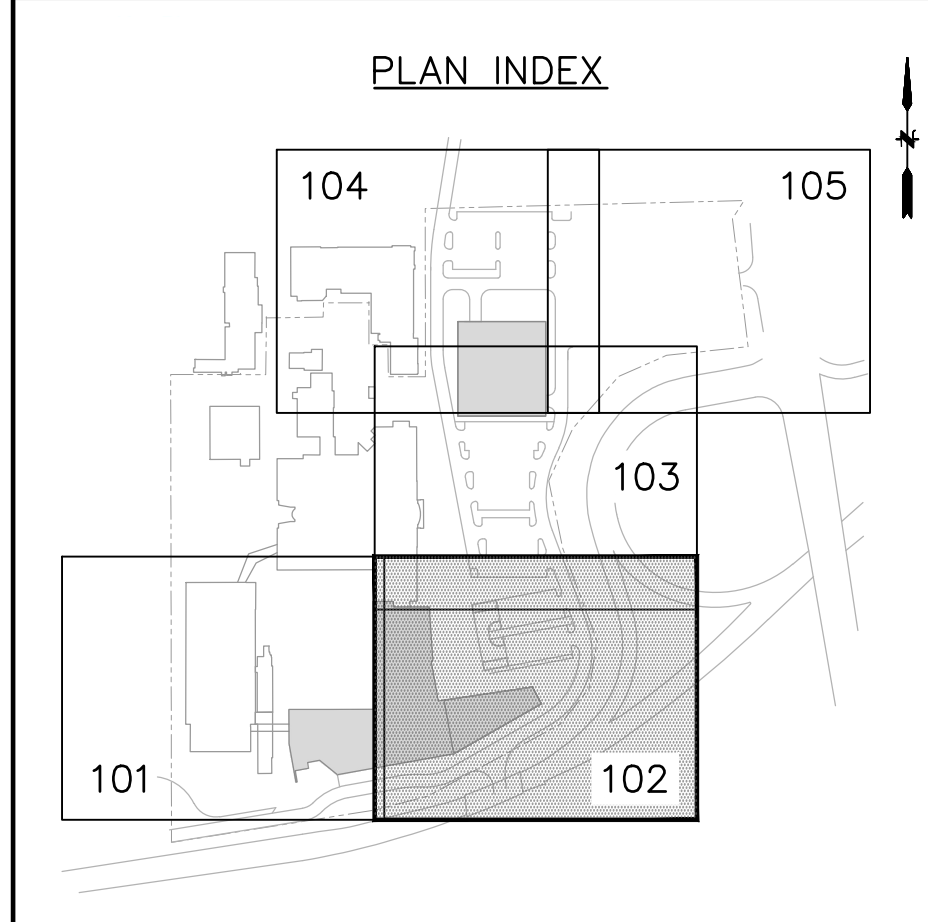
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**PFIZER PEARL RIVER  
PROJECT VITALITY**



Rev	Date	Description
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04/03/2023		ISSUED FOR PERMIT
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE UTILITY PLAN**

Scale: 1"=20'

Date: 04/21/23

Project #: 20111246.S5N

Dwg #: **CU-102**

REV #

File: J:\DWG\20111246.S5N\CU-102.dwg Layout: CU-102 Plotted: 2023-04-19 2:35 PM Saved: 2023-04-19 1:38 PM User: L.Capuano



SEE SHEET CU-104

SEE SHEET CU-105



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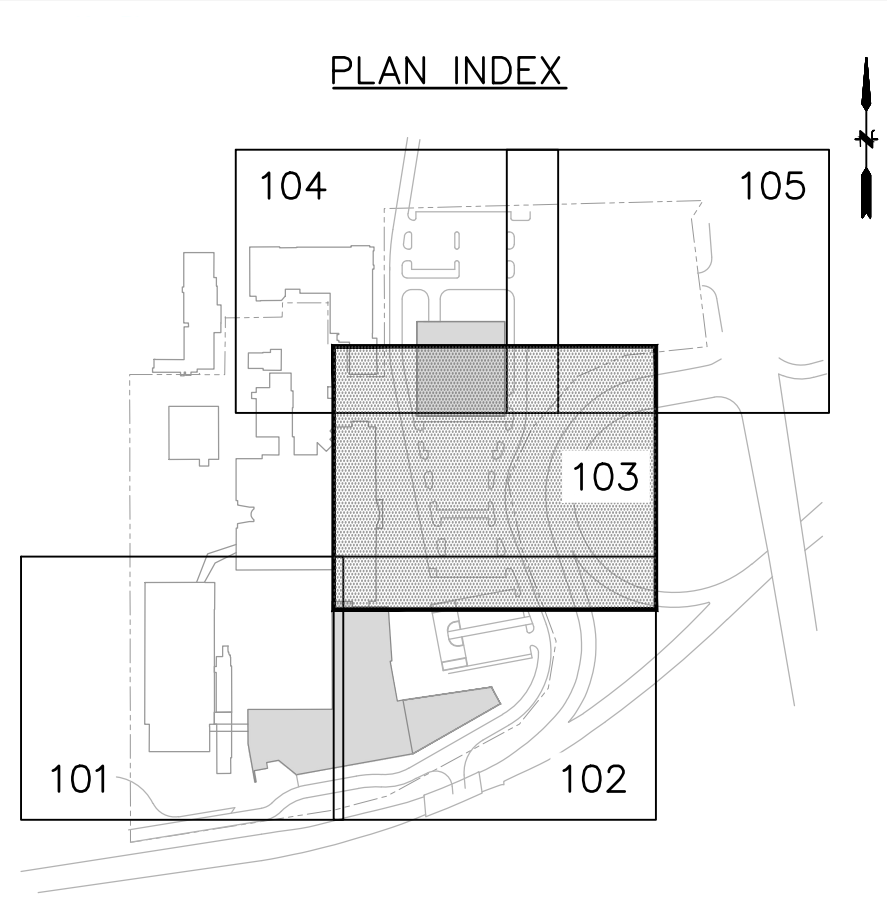
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**PFIZER PEARL RIVER  
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Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

NOTES:  
 1. ALL UTILITIES, INCLUDING ELECTRIC AND TELECOMM SERVICE, SHALL BE INSTALLED UNDERGROUND.

LEGEND:

- W 8" DOMESTIC SERVICE (CITY WATER, UNLESS NOTED)
- FIRE 8" FIRE SERVICE (WELL WATER, UNLESS NOTED)
- FM FORCE MAIN SANITARY SEWER
- G GAS
- E UNDERGROUND ELECTRIC SERVICE
- T TELE/DATA
- BEND & RESTRAINT JOINT
- HYDRANT, ASSEMBLY, & SERVICE
- TRANSFORMER
- 5" DIA. ELECTRIC MANHOLE

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE UTILITY PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:

**CU-103** REV #

- LEGEND:**
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  - FIRE 8" FIRE SERVICE (WELL WATER, UNLESS NOTED)
  - FM FORCE MAIN SANITARY SEWER
  - G GAS
  - E UNDERGROUND ELECTRIC SERVICE
  - T TELE/DATA
  - BEND & RESTRAINT JOINT
  - HYDRANT, ASSEMBLY, & SERVICE
  - TX TRANSFORMER
  - 5' DIA. ELECTRIC MANHOLE

**NOTES:**  
 1. ALL UTILITIES, INCLUDING ELECTRIC AND TELECOMM SERVICE, SHALL BE INSTALLED UNDERGROUND.

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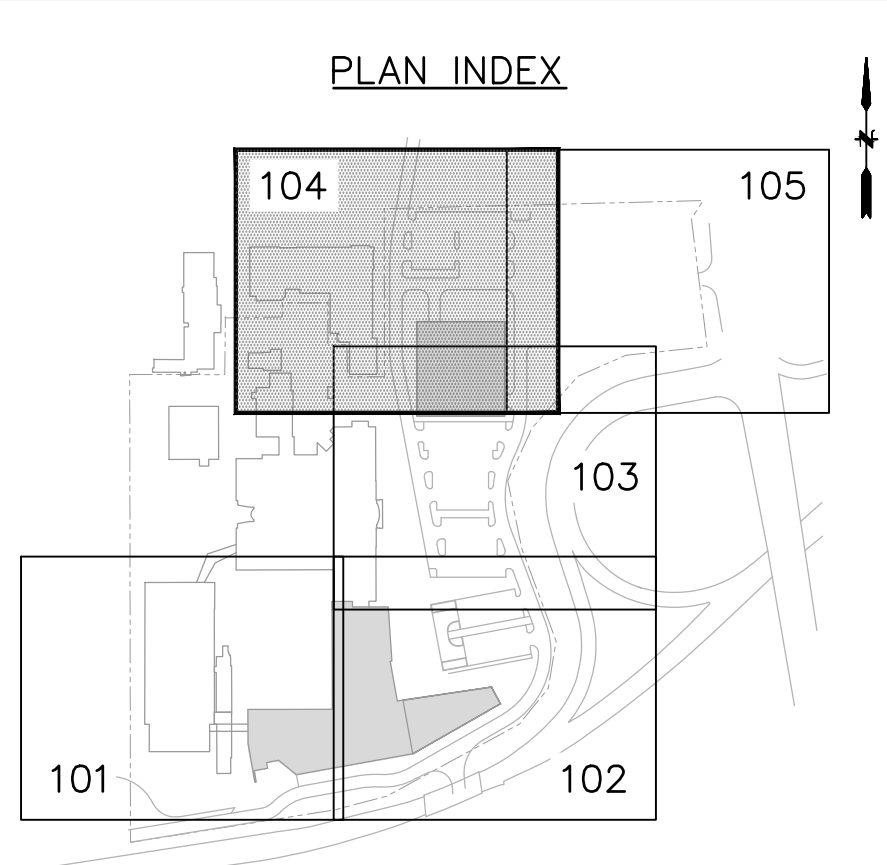
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Signed & Sealed By: Craig Lapinski, P.E.



Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
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04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

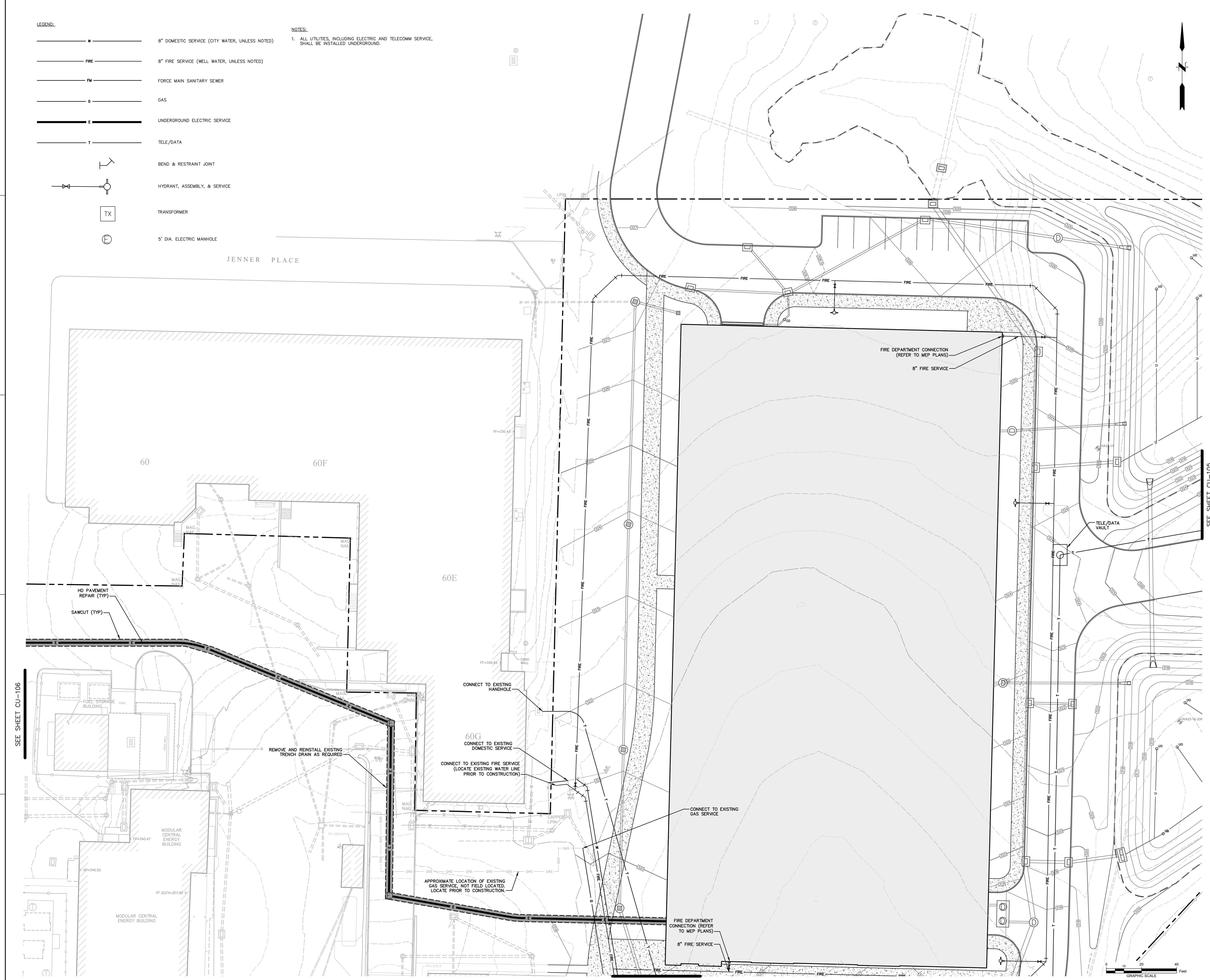
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Sheet Title  
**SITE UTILITY PLAN**

Scale: 1" = 20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:

REV #  
**CU-104**



SEE SHEET CU-103

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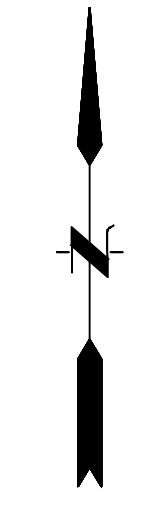
A

B

C

D

E



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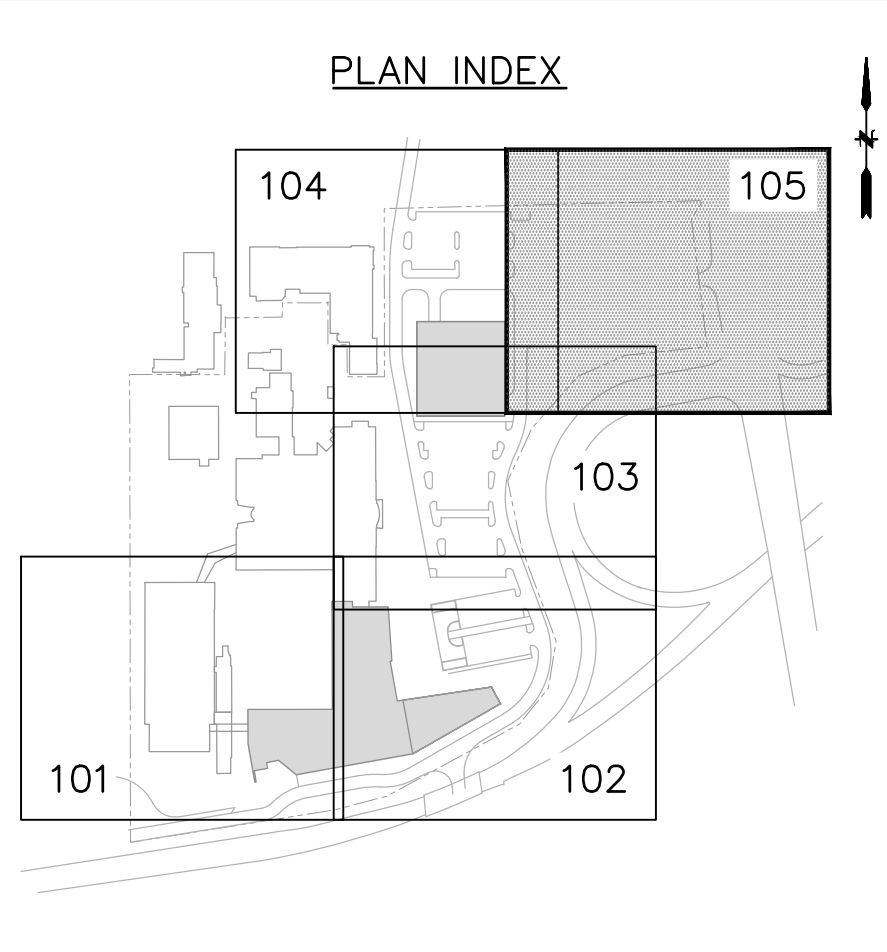
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Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

NOTES:  
1. ALL UTILITIES, INCLUDING ELECTRIC AND TELECOMM SERVICE, SHALL BE INSTALLED UNDERGROUND.

LEGEND:

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FIRE 8" FIRE SERVICE (WELL WATER, UNLESS NOTED)

FM FORCE MAIN SANITARY SEWER

G GAS

E UNDERGROUND ELECTRIC SERVICE

T TELE/DATA

BEND & RESTRAINT JOINT

HYDRANT, ASSEMBLY, & SERVICE

TRANSFORMER

5' DIA. ELECTRIC MANHOLE

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Sheet Title  
**SITE UTILITY PLAN**

Scale: 1"=20'

Date: 04/21/23

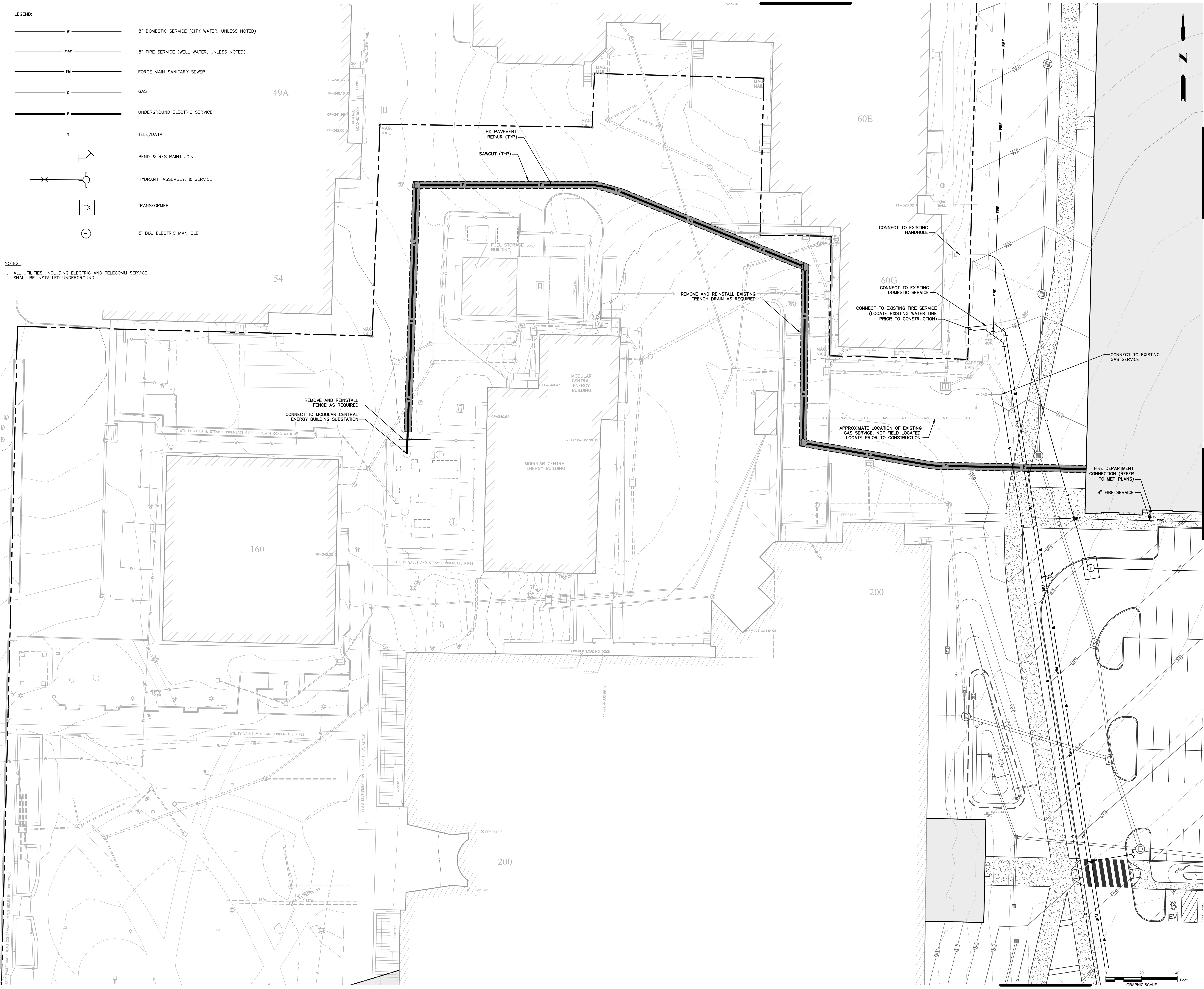
Project #: 20111246.S5N

Dwg #: **CU-105** REV #

SEE SHEET CU-104

- LEGEND:**
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  - 8" FIRE SERVICE (WELL WATER, UNLESS NOTED)
  - FORCE MAIN SANITARY SEWER
  - GAS
  - UNDERGROUND ELECTRIC SERVICE
  - TELE/DATA
  - BEND & RESTRAINT JOINT
  - HYDRANT, ASSEMBLY, & SERVICE
  - TRANSFORMER
  - 5' DIA. ELECTRIC MANHOLE

**NOTES:**  
 1. ALL UTILITIES, INCLUDING ELECTRIC AND TELECOMM SERVICE, SHALL BE INSTALLED UNDERGROUND.



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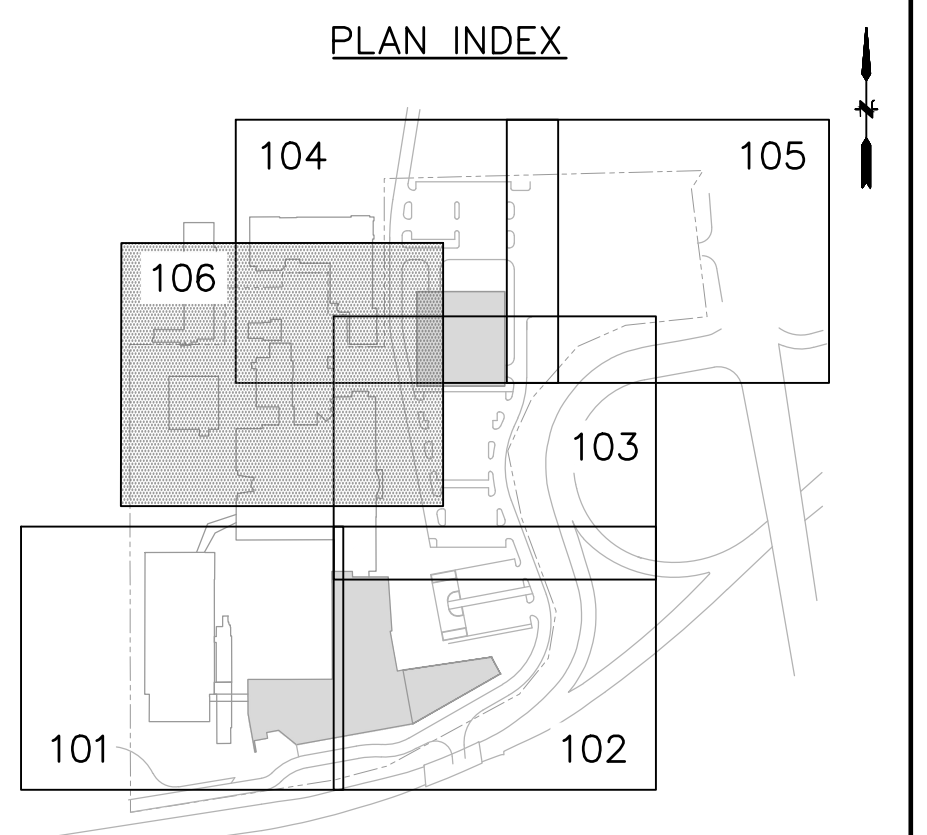
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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**



Rev	Date	Description
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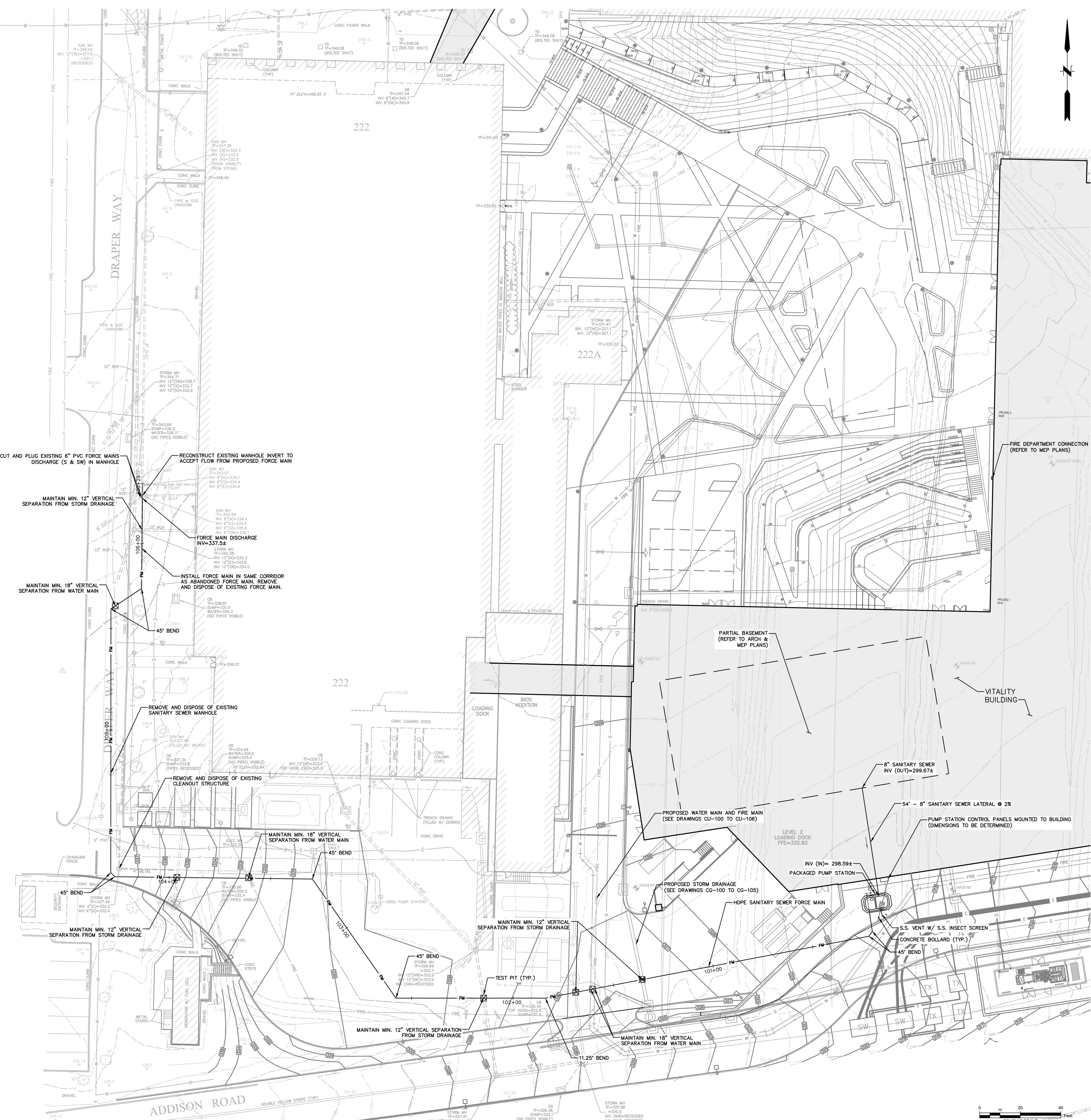
**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**PARKING GARAGE SITE ELECTRIC LAYOUT,  
 UTILITY, & PREPARATION PLAN**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.S5N  
 Dwg #:

**CU-106** REV #

**NOTES:**  
 1. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.



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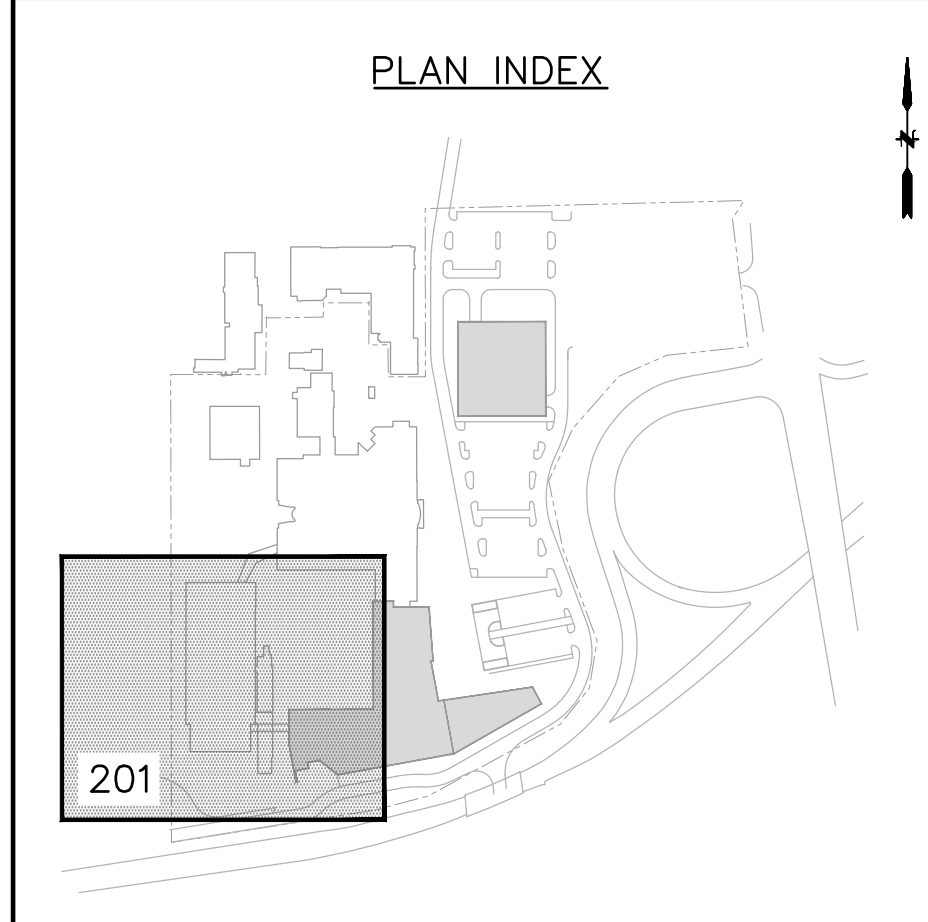
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Signed and Sealed By: Mike Nelson, P.E.

4-19-23

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

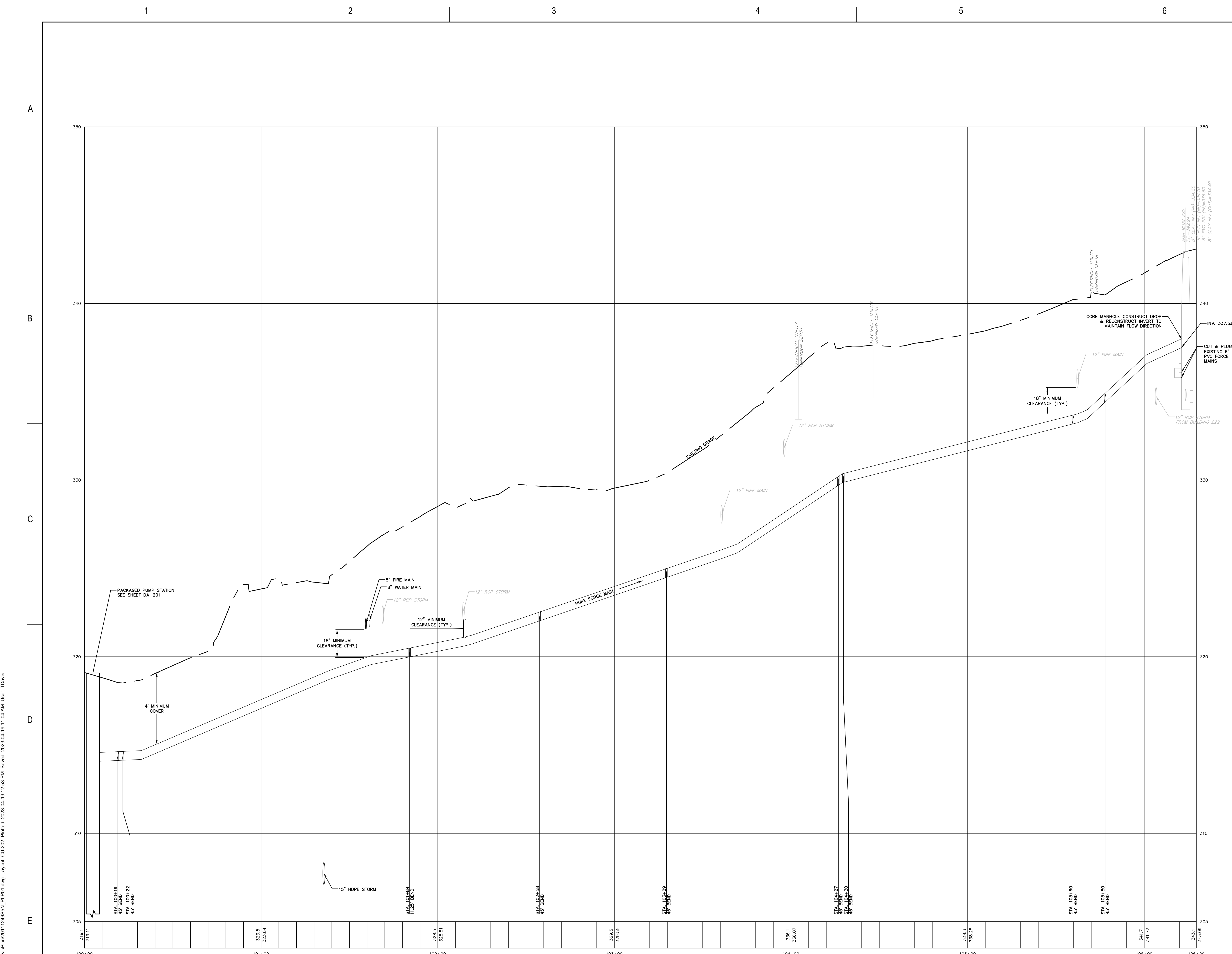
Sheet Title  
**SITE SANITARY SEWER PLAN**

Scale: 1"=20'

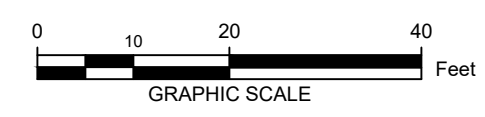
Date: 04/21/23

Project #: 2011246.55N

Dwg #: **CU-201** REV #



PROFILE STA 100+00 - 106+29  
 SCALE: H: 1"=20'  
 V: 1"=2'



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Parking Design  
**DESMAN**  
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 3 West 35th St, 3rd Floor  
 New York, NY 10018  
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 Desman.com

Technology & Acoustics  
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 Cerami  
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 New York, NY 10018  
 212.370.1776

Architectural Lighting  
**SBLD**  
 SBLD Studio  
 132 West 28th St, 10th Floor  
 New York, NY 10018  
 212.391.4230

Signed and Sealed By: Mike Nelson, P.E.  
  
 4-19-23

Project Name:  
**PFIZER PEARL RIVER  
 PROJECT VITALITY**

Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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Sheet Title  
**SITE SANITARY SEWER PROFILE**

Scale: 1"=20'  
 Date: 04/21/23  
 Project #: 20111246.55N  
 Dwg #:

**CU-202** REV #

File: J:\DWG\20111246.55N\SitePlan\SitePlan\_P101.dwg Layout: CU-202 Plotter: 2023-04-19 12:53 PM Saved: 2023-04-19 11:04 AM User: TDavis

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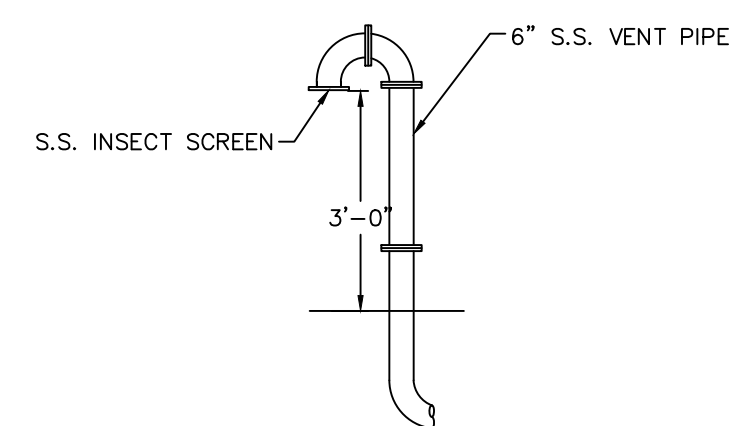
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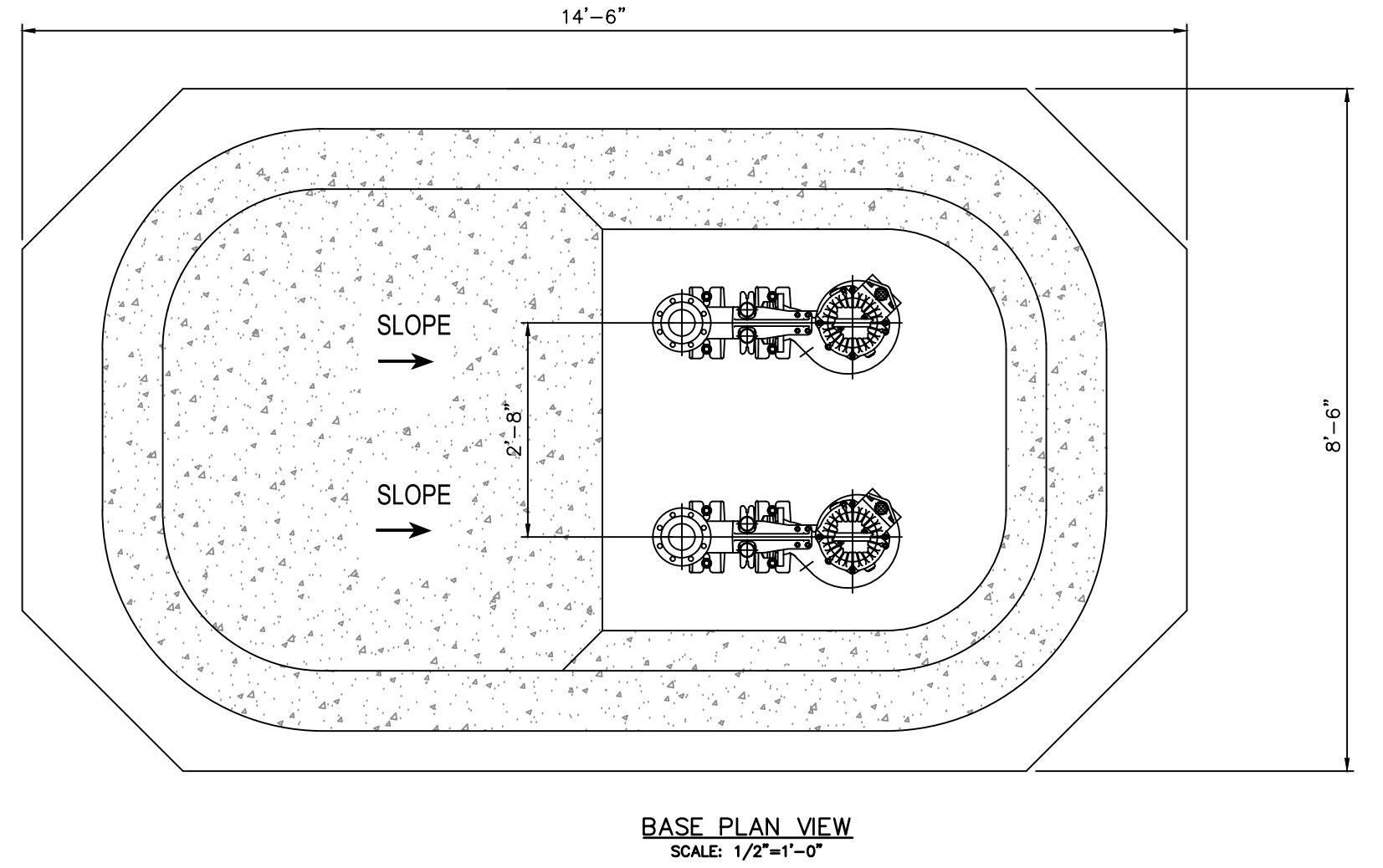
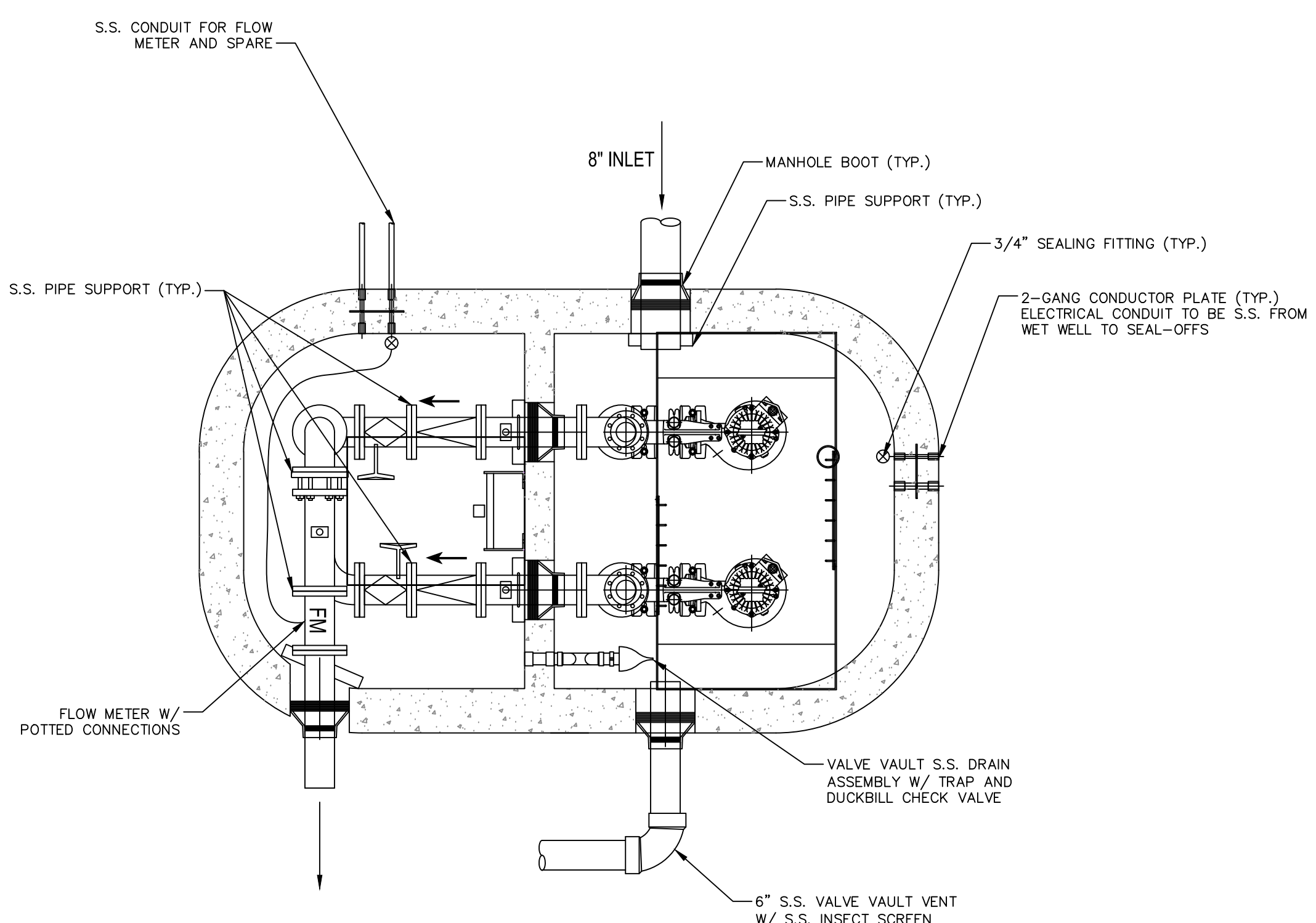
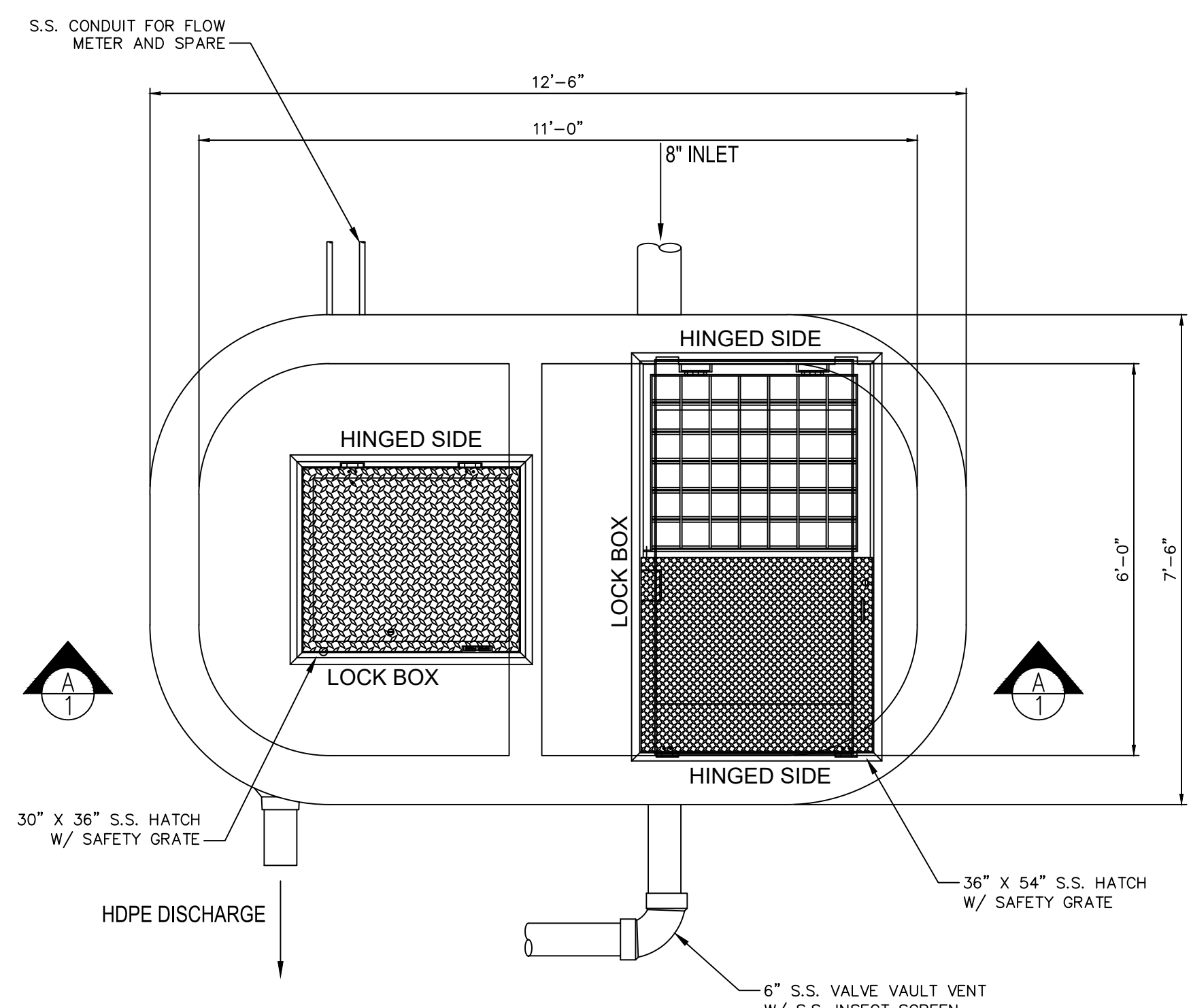
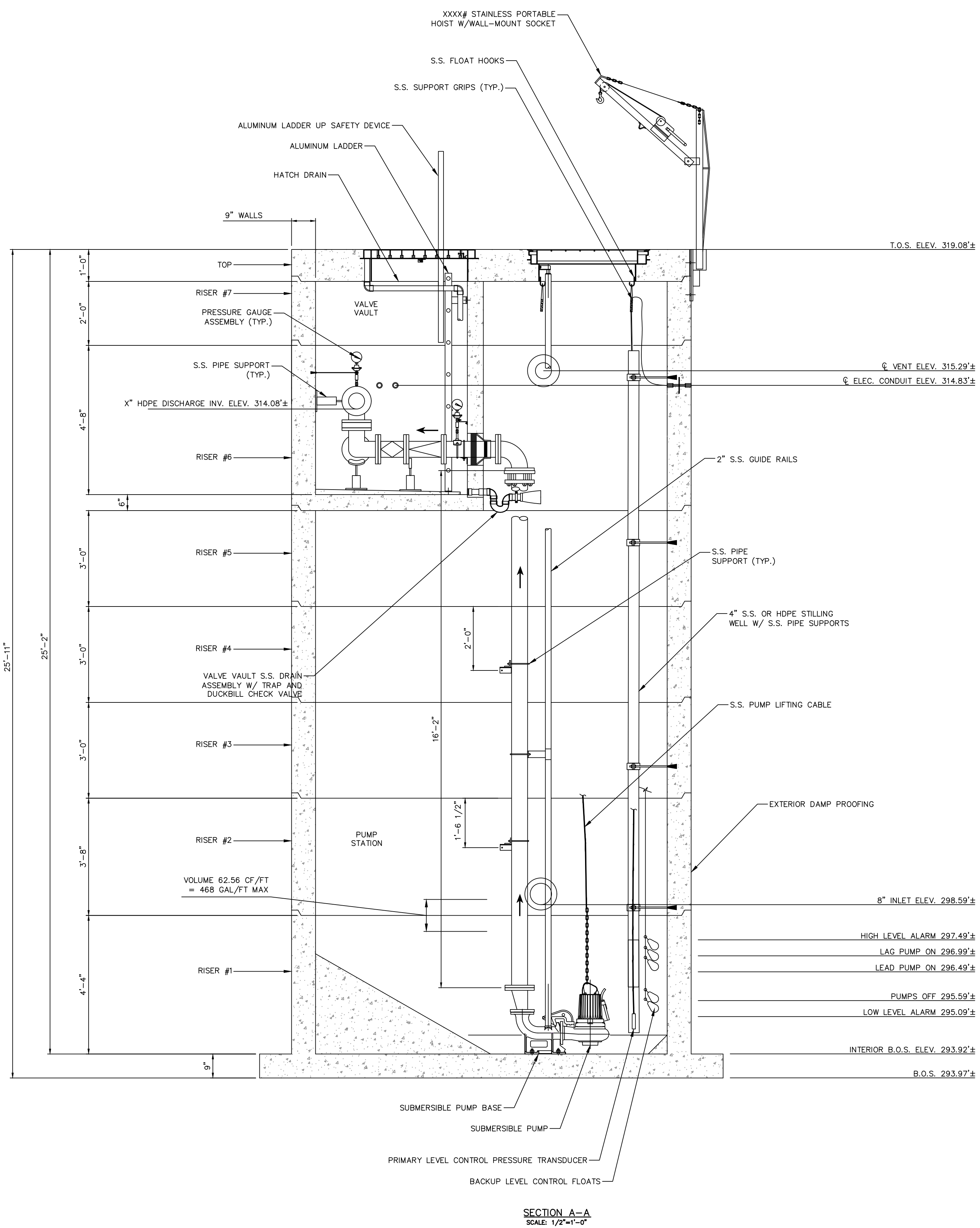
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SCALE: NOT TO SCALE



**PACKAGED PUMP STATION DETAILS**  
SCALE: 1/2" = 1'-0"

Architect  
**Flad**  
Flad Architecture & Engineering, P.C.  
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New York, NY 10016  
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New York, NY 10011  
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132 West 26th St, 10th Floor  
New York, NY 10018  
212.391.4230

Signed & Sealed By: Mike Nelson, P.E.

Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**

Rev	Date	Description
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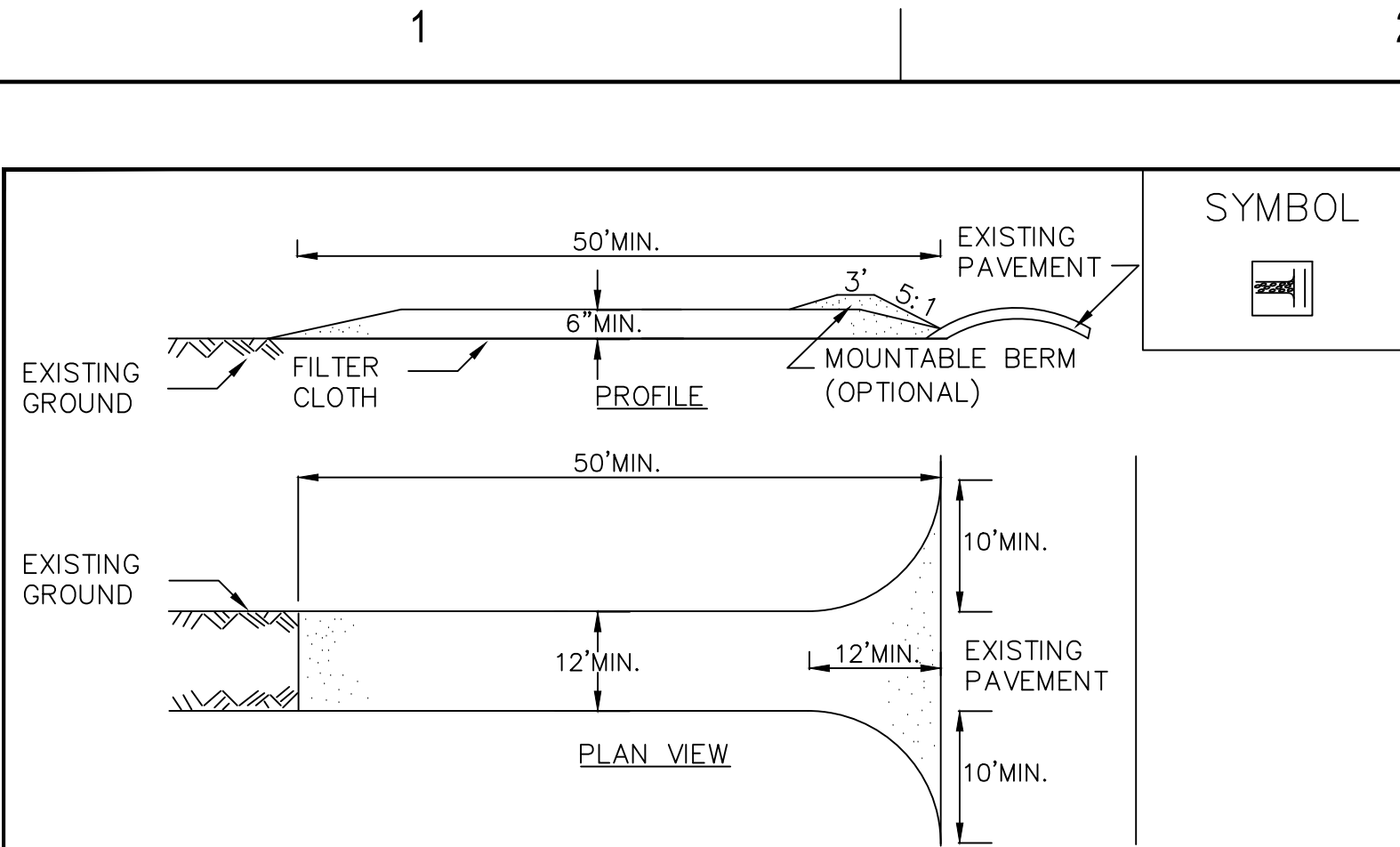
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**PACKAGED PUMP STATION  
DETAILS**

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Project #:	20111246.S5N
Dwg #:	<b>DA-201</b>
REV #:	

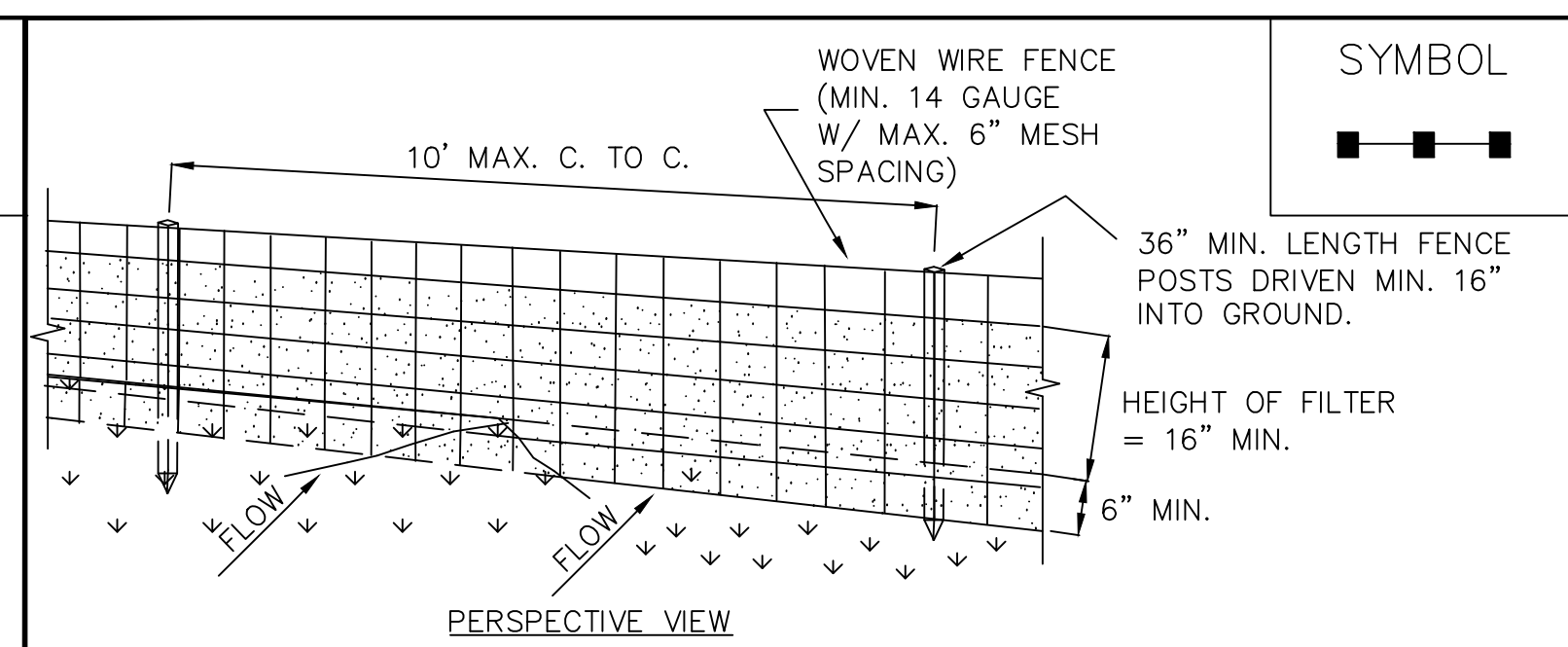
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**SYMBOL**

**CONSTRUCTION SPECIFICATIONS**

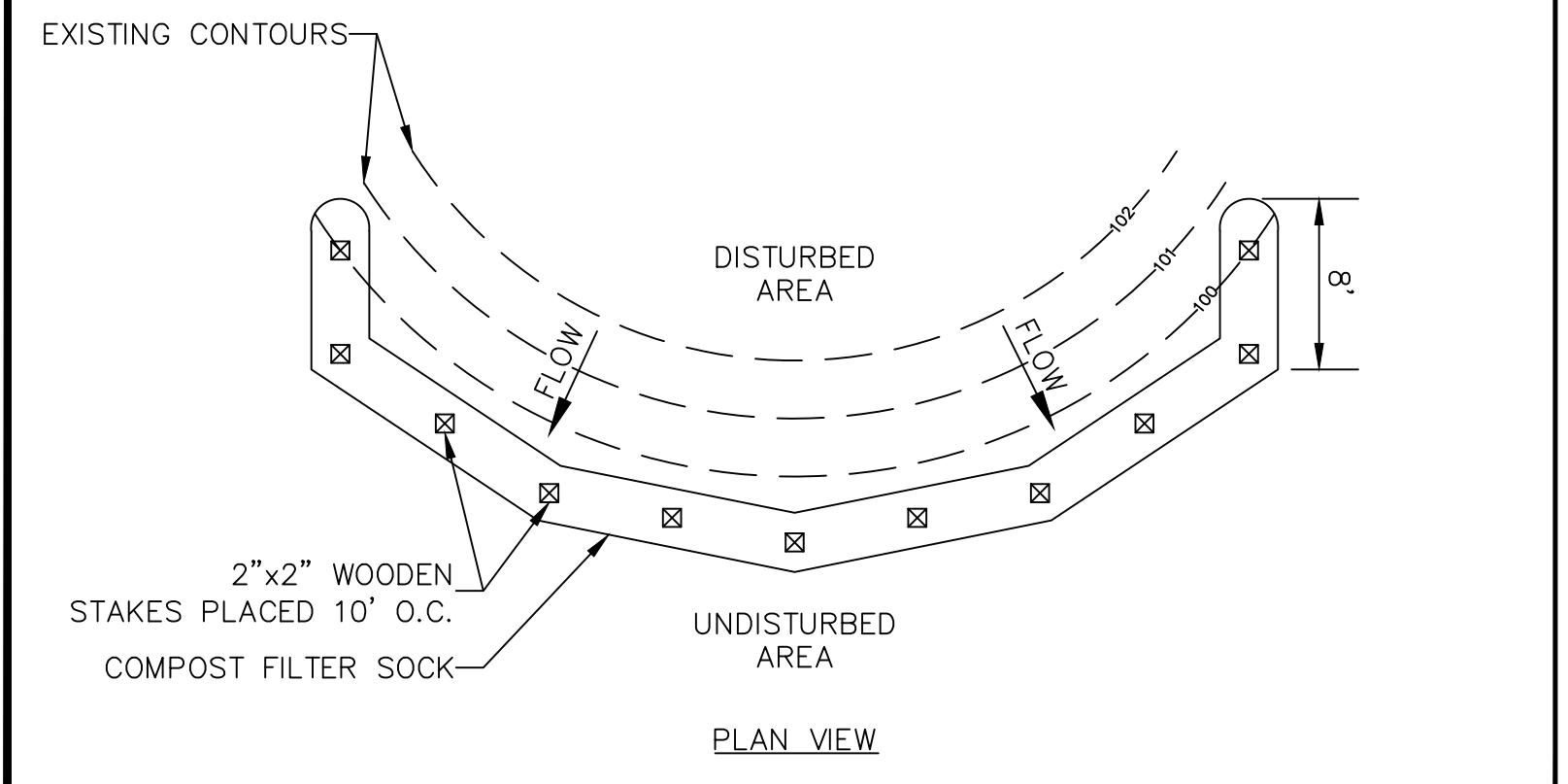
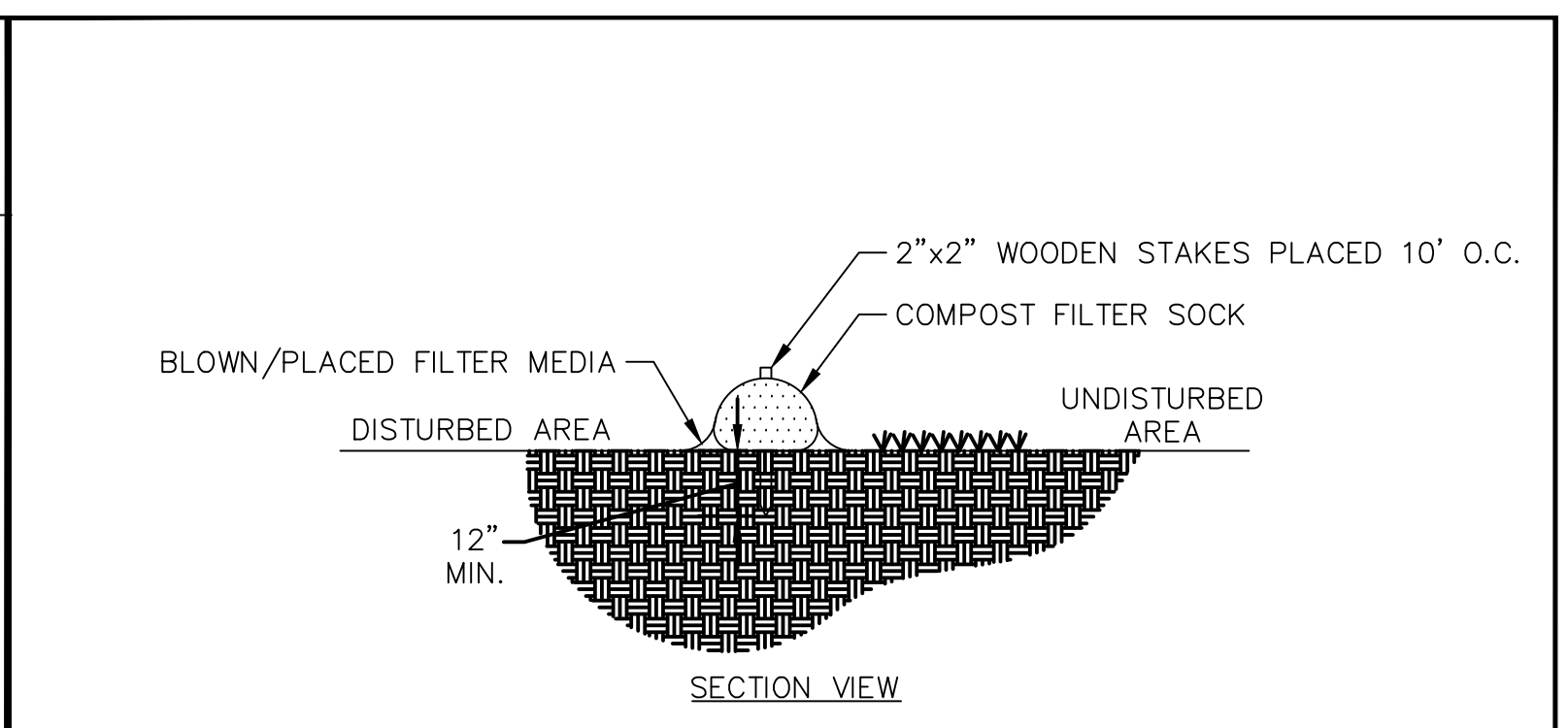
- STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS – NOT LESS THAN SIX (6) INCHES.
- WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



**SYMBOL**

**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



ADAPTED FROM DETAILS PROVIDED BY: FILTREXX

**COMPOST FILTER SOCK**

- EROSION & SEDIMENT CONTROL NOTES**
- CONSTRUCTION STANDARDS – CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MOST RECENT EDITION OF THE "NEW YORK STATE STANDARDS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK)" DATED NOVEMBER 2016. ALL MEASURES SHALL BE MAINTAINED AND UPGRADED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
  - PLAN IMPLEMENTATION – IMPLEMENT THIS EROSION AND SEDIMENT CONTROL PLAN. THIS IMPLEMENTATION INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES UNTIL PERMANENT STABILIZATION IS ACHIEVED, INFORMING ALL SUBCONTRACTORS OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER MUNICIPAL AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN TO THE NEW OWNER IF THE TITLE OF THE LAND IS TRANSFERRED PRIOR TO ACHIEVING PERMANENT STABILIZATION.
  - INSTALLATION SCHEDULE – INSTALL THE CONSTRUCTION ENTRANCE BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE PROJECT AREA BEGINS. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO STUMP REMOVAL AND CONSTRUCTION. INSTALL ADDITIONAL CONTROL MEASURES DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER, HIS AGENTS OR AGENTS OF THE MUNICIPALITY.
  - FUGITIVE DUST – CONTROL FUGITIVE DUST USING WATER SPRAYS OR CALCIUM CHLORIDE ON SOIL SURFACES, SWEEPING PAVED AREAS, TEMPORARY WINDBREAKS OR NON-ASPHALTIC SOIL TACKIFIERS.
  - STRAW BALE LIFE SPAN – INSTALL STRAW BALES WHERE PROTECTION AND EFFECTIVENESS IS REQUIRED FOR LESS THAN 90 DAYS. OTHERWISE, INSTALL SILT FENCE.
  - CATCH BASINS – PROTECT CATCH BASINS WITH PROPER CONTROLS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
  - STOCKPILES – ENCLOSE STOCKPILES OF ERODIBLE SOIL WITH A STRAW BALE OR SILT FENCE BARRIER. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS SHALL BE SEEDDED AND MULCHED IMMEDIATELY AFTER THEY ARE FORMED.
  - TOE OF SLOPE – ESTABLISH AN EROSION CONTROL BARRIER (SILT FENCE OR COMPOST FILTER SOCK) APPROXIMATELY 5 TO 10 FEET FROM THE PROPOSED TOE OF THE CUT OR FILL AREA PRIOR TO BEGINNING EARTHWORK.
  - SEDIMENT REMOVAL – SEDIMENT REACHING 1/2 THE HEIGHT OF THE EROSION CONTROL BARRIER SHALL BE REMOVED. REMOVE AND DISPOSE OF SEDIMENT IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
  - SOIL STABILIZATION SCHEDULE – APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE. APPLY TEMPORARY SOIL STABILIZATION MEASURES IF FINAL GRADING IS TO BE DELAYED MORE THAN 30 DAYS.
  - TEMPORARY SEEDING – TEMPORARILY SEED ERODIBLE SOILS THAT WILL BE EXPOSED GREATER THAN 1 BUT LESS THAN 12 MONTHS WITHIN THE FIRST 7 DAYS OF SUSPENDING GRADING OPERATIONS. APPLY LIME AT A RATE OF 90 LBS/1000 SQ. FT. APPLY 10-10-10 FERTILIZER AT A RATE OF 7 1/2 LBS/1000 SQ. FT. APPLY PERENNIAL RYE GRASS AT A RATE OF 2 LBS/1000 SQ. FT. TO A DEPTH OF 1/2 INCH. OPTIMUM SEEDING DATES ARE MARCH 15 TO JULY 1 AND AUGUST 1 TO OCTOBER 15. MULCH FOR SEED APPLIED WITHIN THE OPTIMUM SEEDING DATES SHALL BE APPLIED EVENLY SUCH THAT IT PROVIDES 80%-90% SOIL COVERAGE. MULCH FOR SEED APPLIED OUTSIDE OF THE OPTIMUM SEEDING DATES SHALL BE APPLIED EVENLY SUCH THAT IT PROVIDES 95%-100% COVERAGE.
  - PERMANENT SEEDING – SEED PERMANENT LAWN AREAS IN ACCORDANCE WITH THE SPECIFICATIONS.
  - INSPECTION – THE OWNER SHALL SECURE THE SERVICES OF A SOIL SCIENTIST OR PROFESSIONAL ENGINEER TO VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED AND MAINTAINED. THESE INSPECTIONS SHALL BE NOT LESS FREQUENTLY THAN WEEKLY AND WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 0.1 INCH OR GREATER. FOLLOWING THESE INSPECTIONS, A WRITTEN REPORT SHALL BE PREPARED, INFORMING THE OWNER OR HIS AGENT NOT LESS FREQUENTLY THAN WEEKLY AND THE MUNICIPALITY NOT LESS FREQUENTLY THAN MONTHLY OF OBSERVATIONS, MAINTENANCE, AND CORRECTIVE ACTIVITIES UNDERTAKEN.

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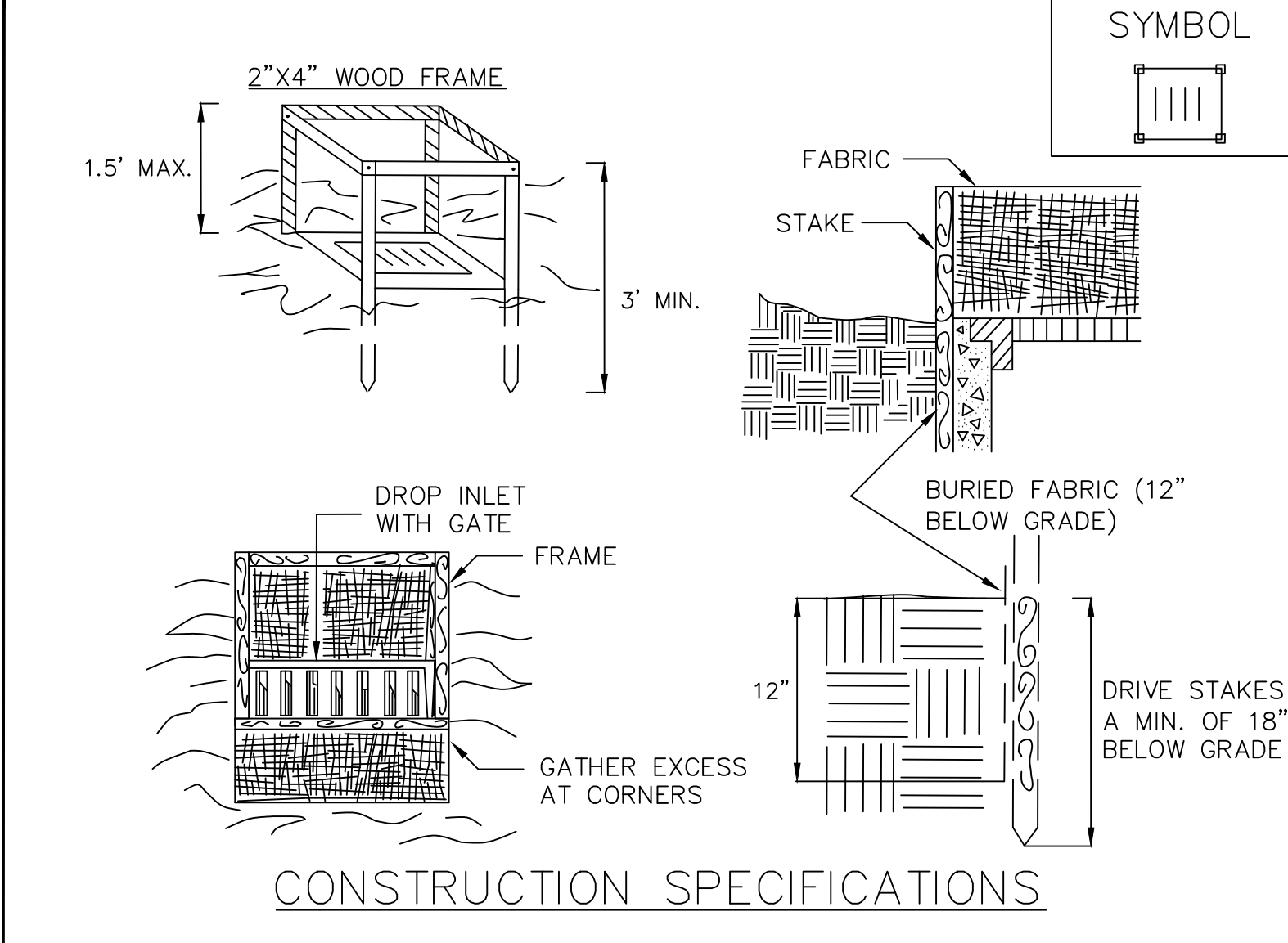
Signed & Sealed By: Craig Lapinski, P.E.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**STABILIZED CONSTRUCTION ACCESS**

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**SILT FENCE**



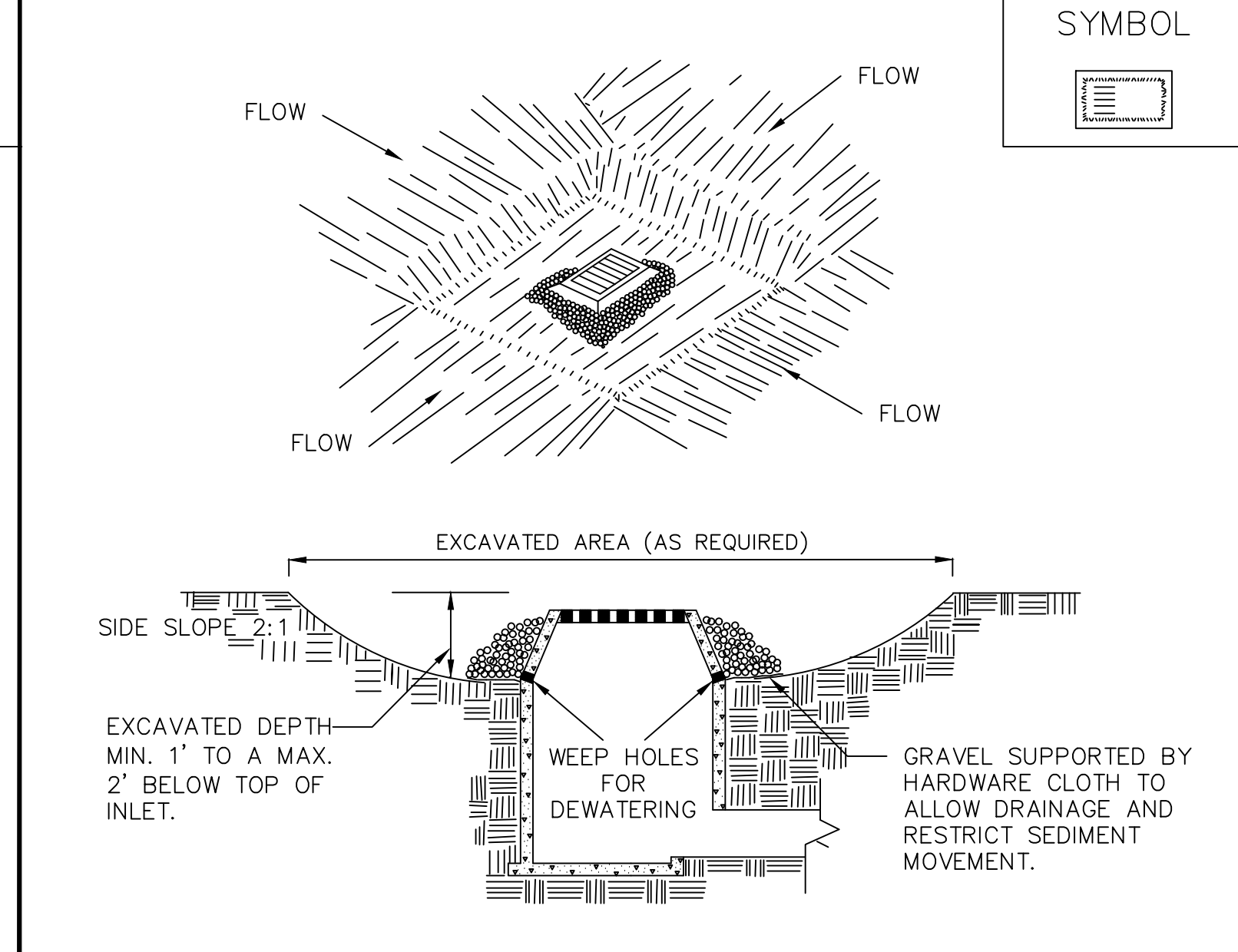
**SYMBOL**

**CONSTRUCTION SPECIFICATIONS**

- FABRIC SHALL HAVE AN EOS OF 40-85, BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2' x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**FABRIC DROP INLET PROTECTION**



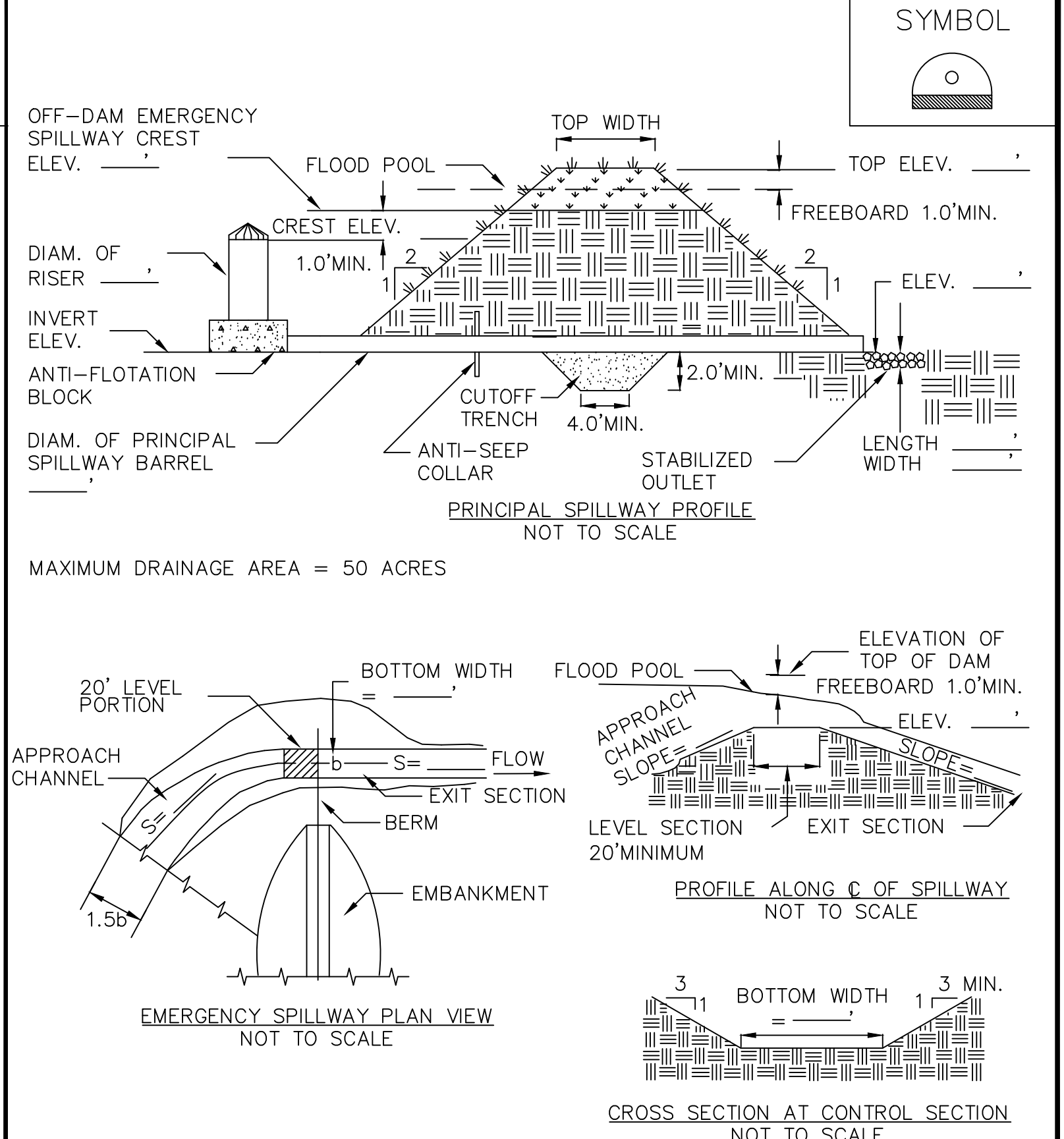
**SYMBOL**

**CONSTRUCTION SPECIFICATIONS**

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING. MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

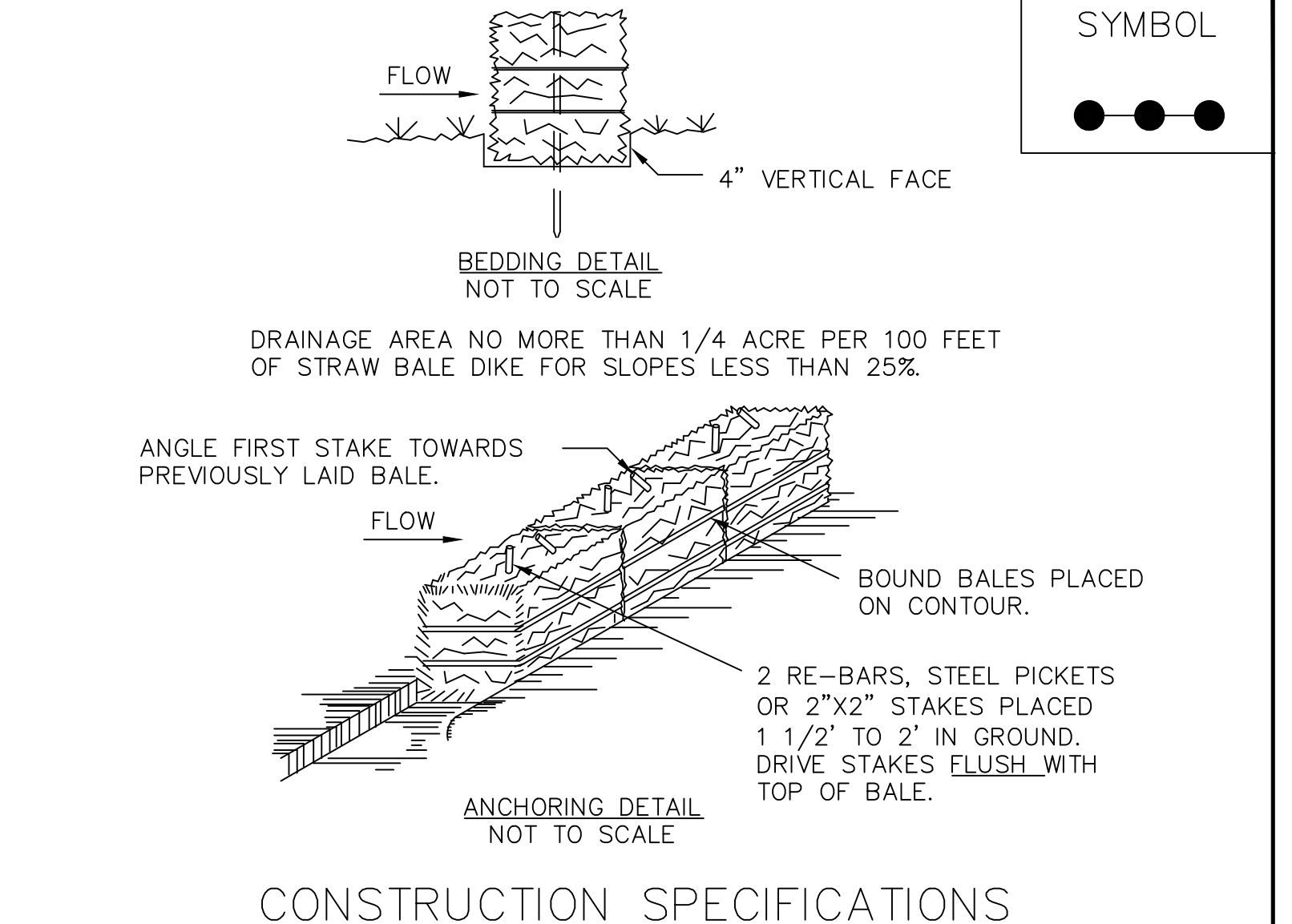
**EXCAVATED DROP INLET PROTECTION**



**SYMBOL**

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**SEDIMENT BASIN DETAILS**



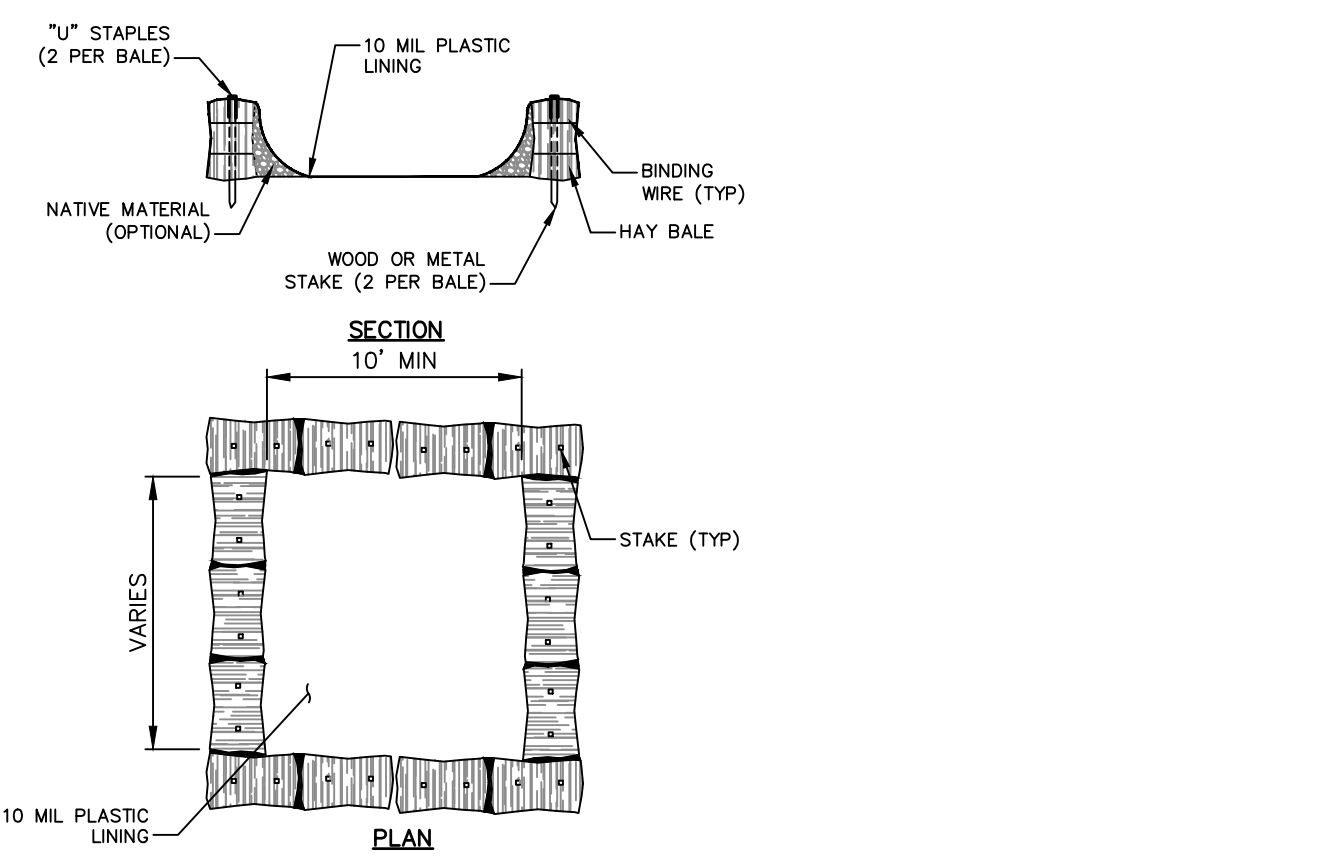
**SYMBOL**

**CONSTRUCTION SPECIFICATIONS**

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**STRAW BALE DIKE**



- NOTES**
- REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
  - CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
  - LINERS, HAYBALES, ETC SHALL BE INSPECTED FOR DAMAGE ANY DAMAGE SHALL BE REPAIR PROMPTLY.

**TEMPORARY CONCRETE WASHOUT FACILITY**  
 NOT TO SCALE

Project Name: **Pfizer Pearl River Project Vitality**

Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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Sheet Title  
**EROSION & SEDIMENT CONTROL DETAILS**

Scale:  
 Date: 04/21/23  
 Project #: 20111246.55N  
 Dwg #:

**GLOBAL RESEARCH AND DEVELOPMENT**

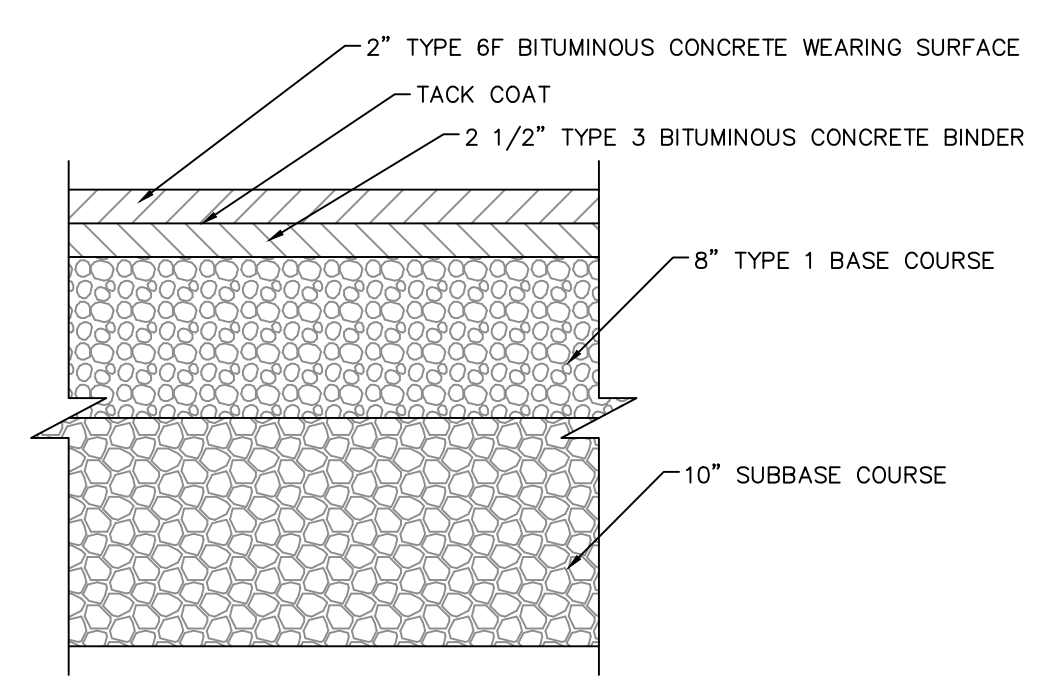
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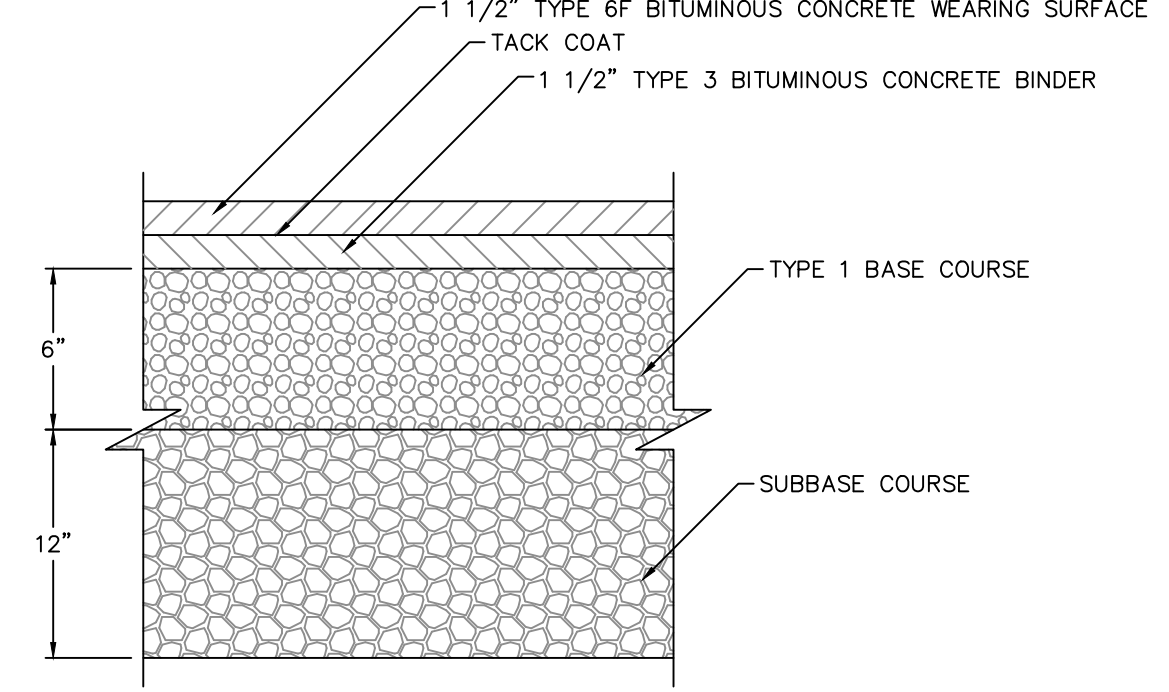


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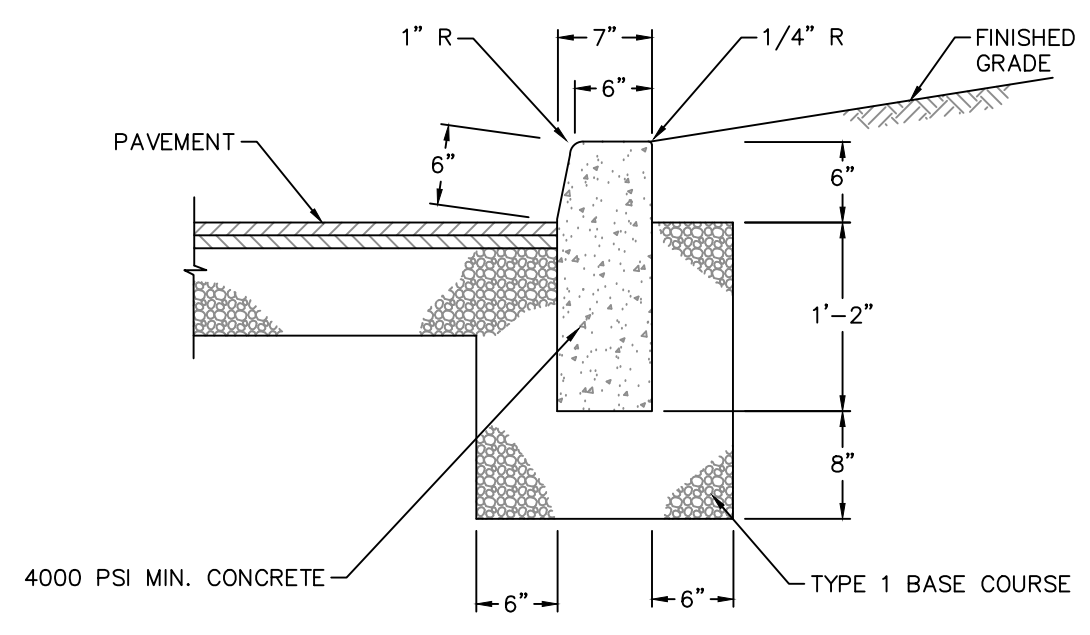


NOTES:  
1. SEAL JOINTS BETWEEN NEW AND EXISTING ASPHALT WITH LIQUID TACK-COAT.

**BITUMINOUS CONCRETE PAVEMENT (HEAVY DUTY)**  
NOT TO SCALE

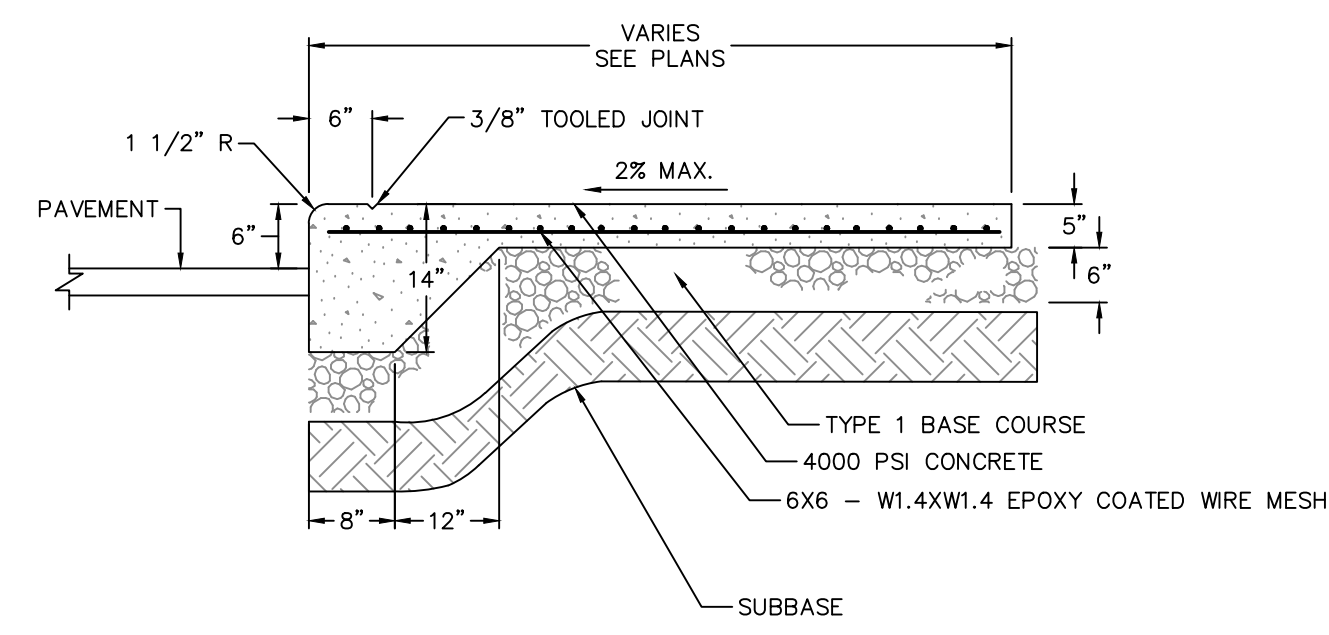


**BITUMINOUS CONCRETE PAVEMENT (STD. DUTY)**  
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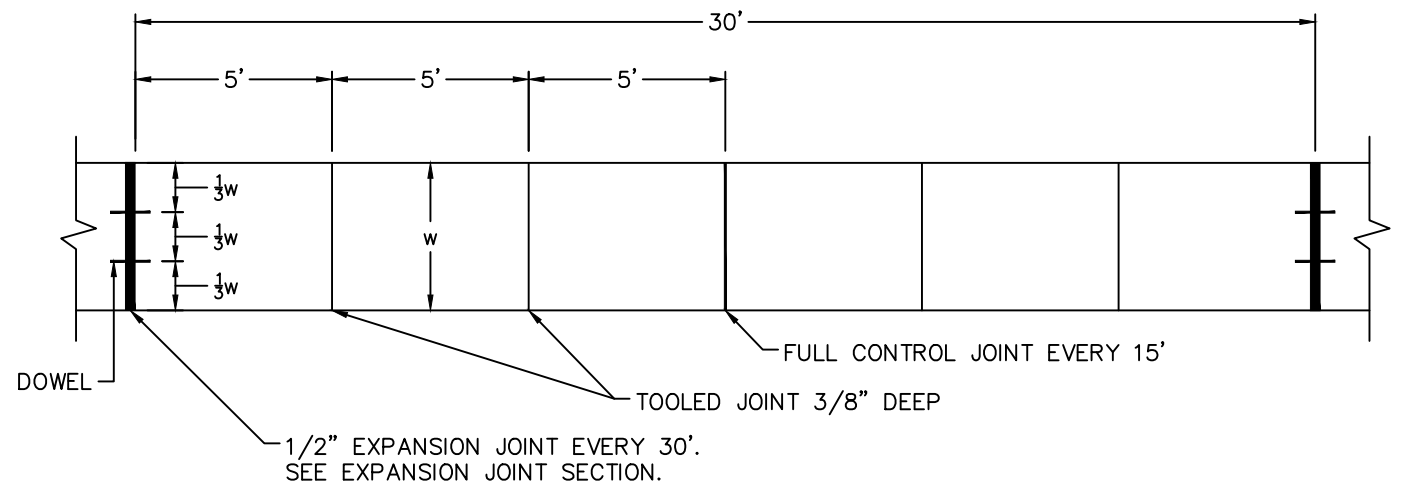
NOTES:  
1. 1 INCH DEEP BEVELED JOINT AT TOP AND FACE OF CURB EVERY 10 FEET.  
2. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.  
3. 1/2 INCH EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

**CONCRETE CURB**  
NOT TO SCALE

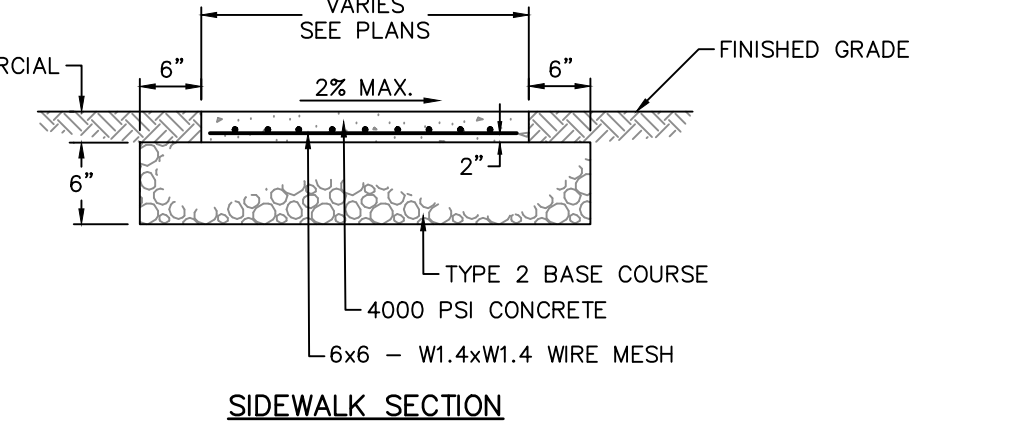


**MONOLITHIC CONCRETE CURB AND WALK**  
NOT TO SCALE

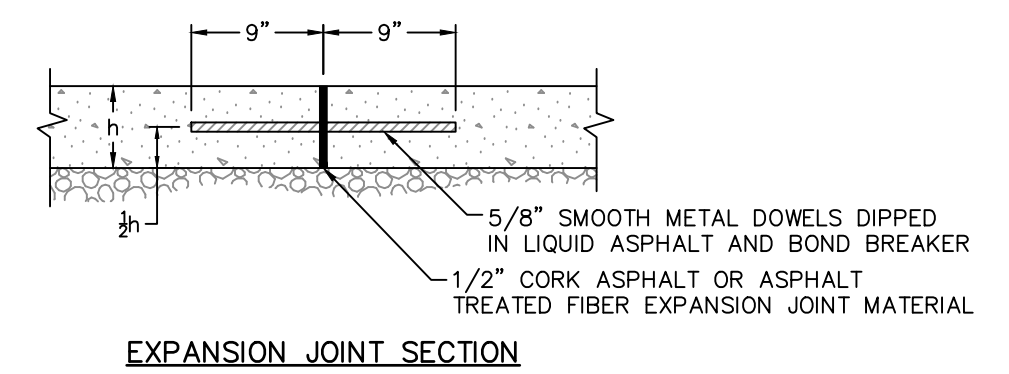
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PLAN

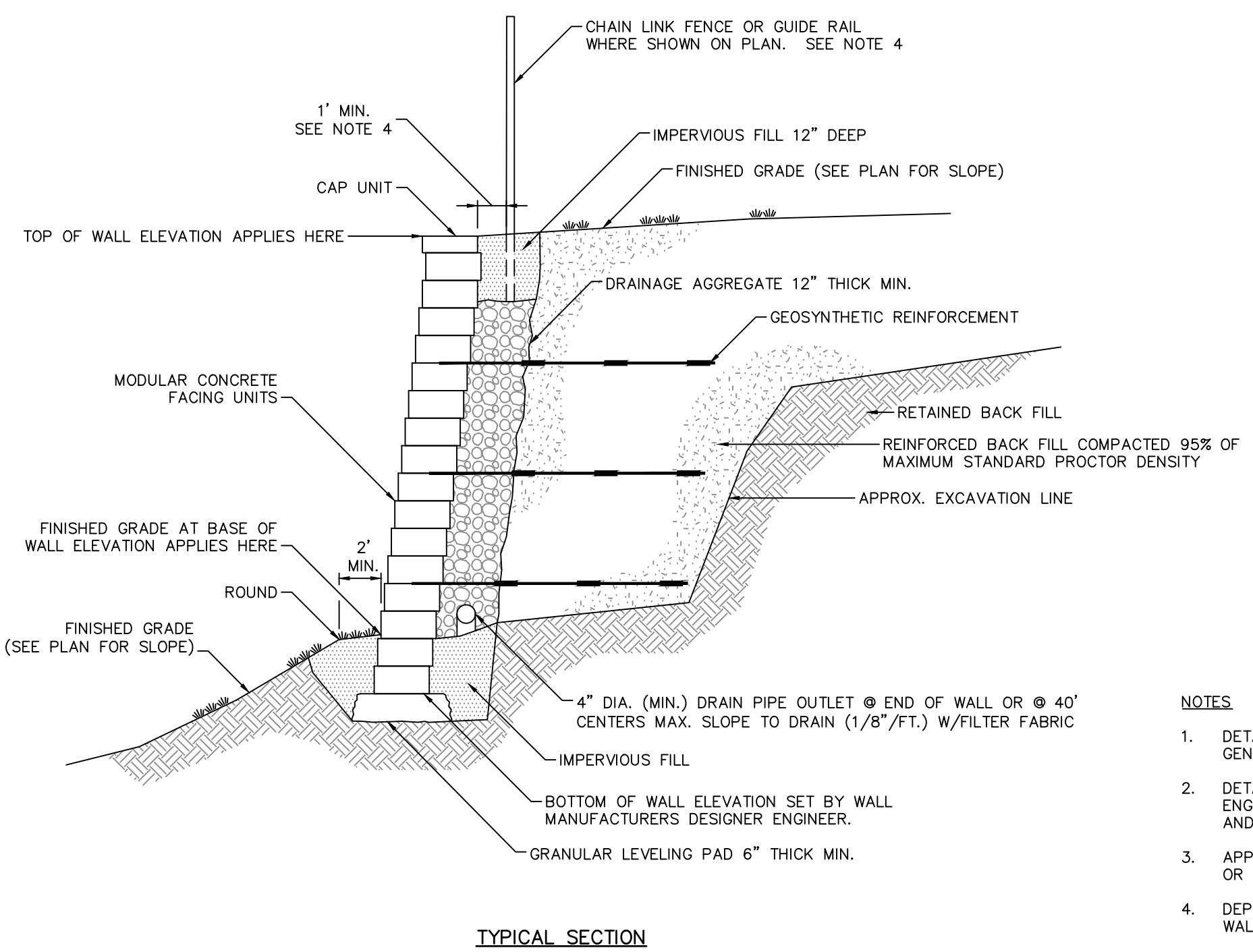


SIDEWALK SECTION



EXPANSION JOINT SECTION

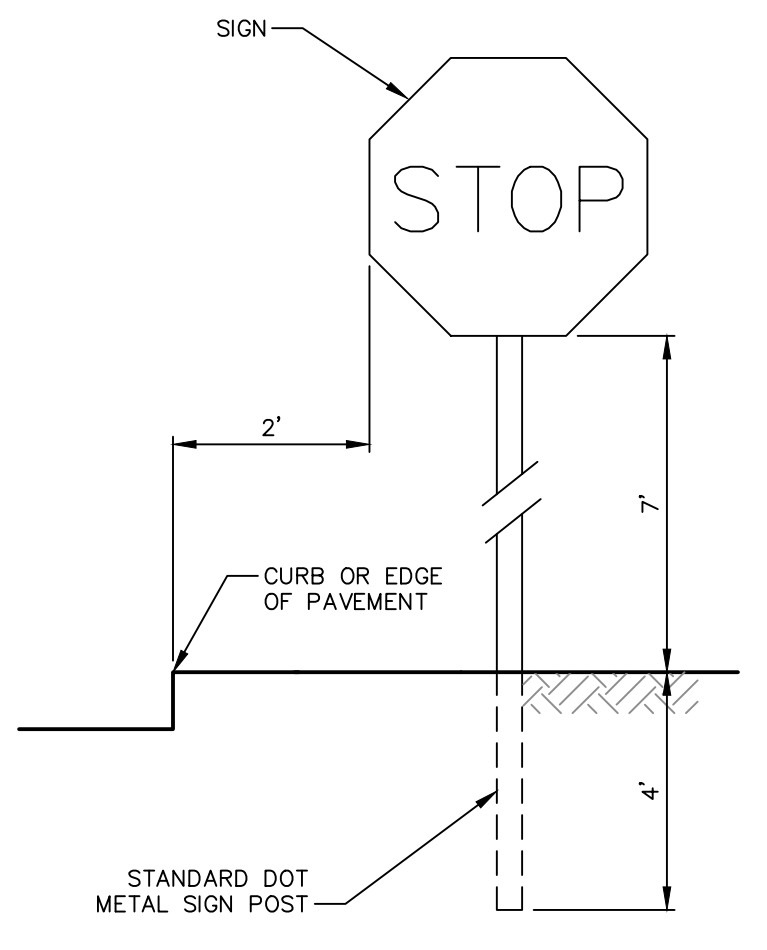
**CONCRETE SIDEWALK**  
NOT TO SCALE



TYPICAL SECTION

NOTES:  
1. DETAILS AND NOTES HEREON ARE GENERIC AND ARE INTENDED TO GIVE A GENERAL DESCRIPTION OF THE WALL. THEY ARE NOT FOR CONSTRUCTION.  
2. DETAILED WALL CONSTRUCTION PLANS, STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.  
3. APPROVED WALL MANUFACTURERS INCLUDE VERSA-LOK, KEYSTONE, MESA OR EQUAL.  
4. DEPTH OF GUIDE RAIL POST OR FENCE POST SHALL BE DETERMINED BY THE WALL DESIGNER WHEN IN PROXIMITY TO BACK OF WALL.

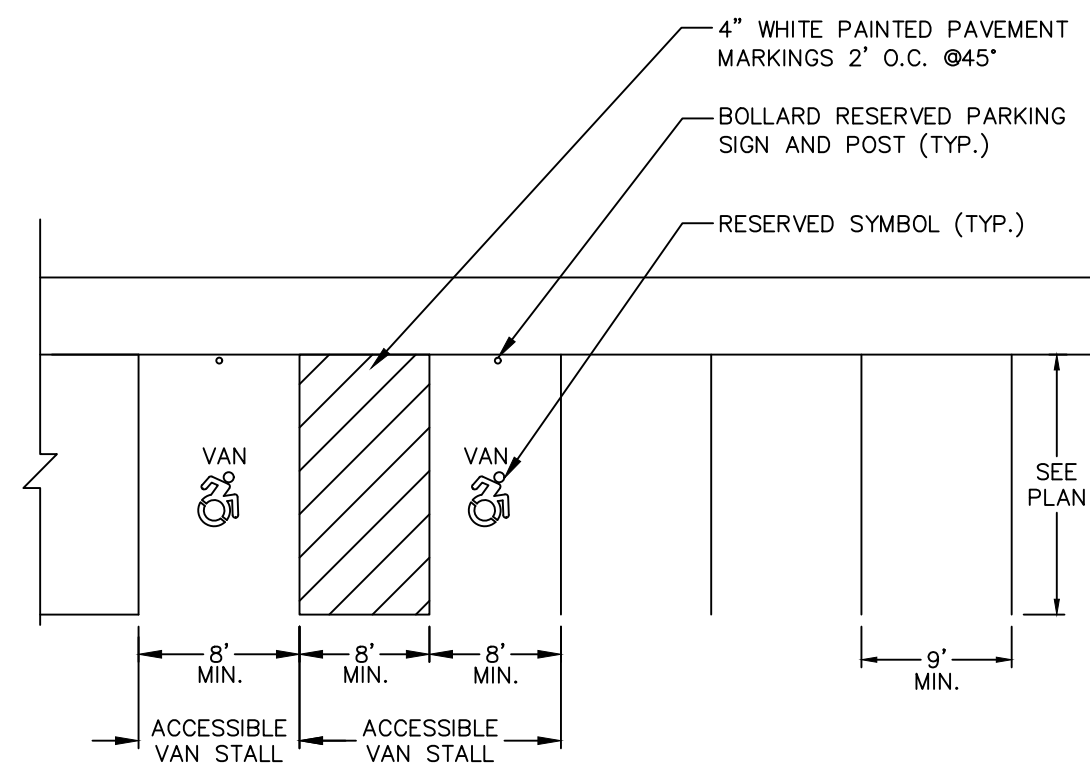
**MODULAR CONCRETE BLOCK RETAINING WALL**  
SCALE: N.T.S.



NOTES:  
1. TYPICAL SIGN DETAIL, SEE PLANS FOR SIGN TYPES AND LOCATIONS

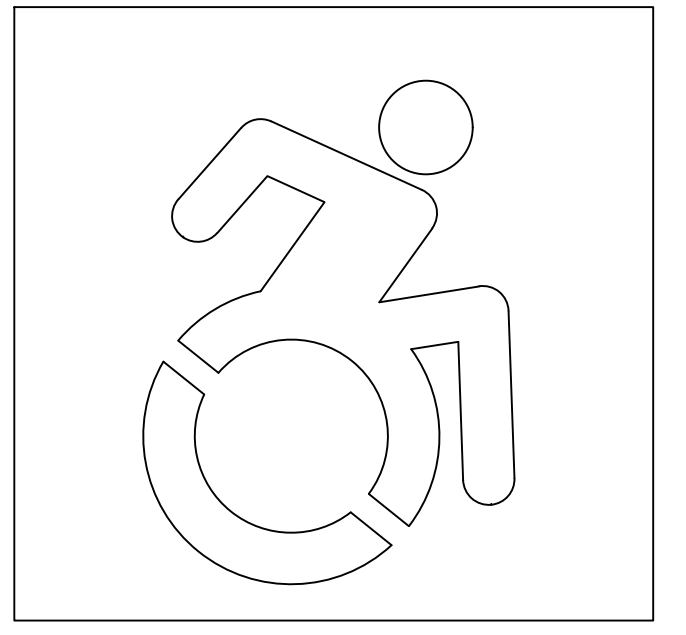
**SIGN**  
NOT TO SCALE

C



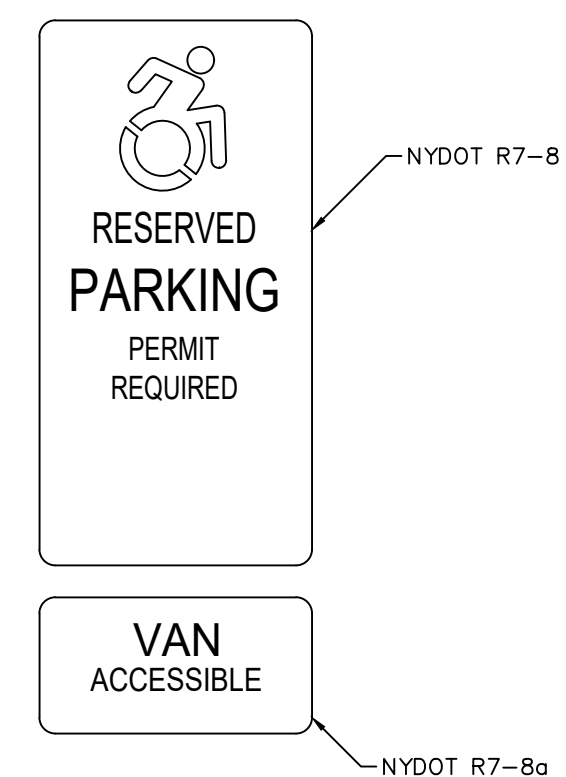
NOTES:  
1. REFER TO PLANS FOR RESERVED STALL DIMENSIONS

**RESERVED PARKING SPACES**  
NOT TO SCALE



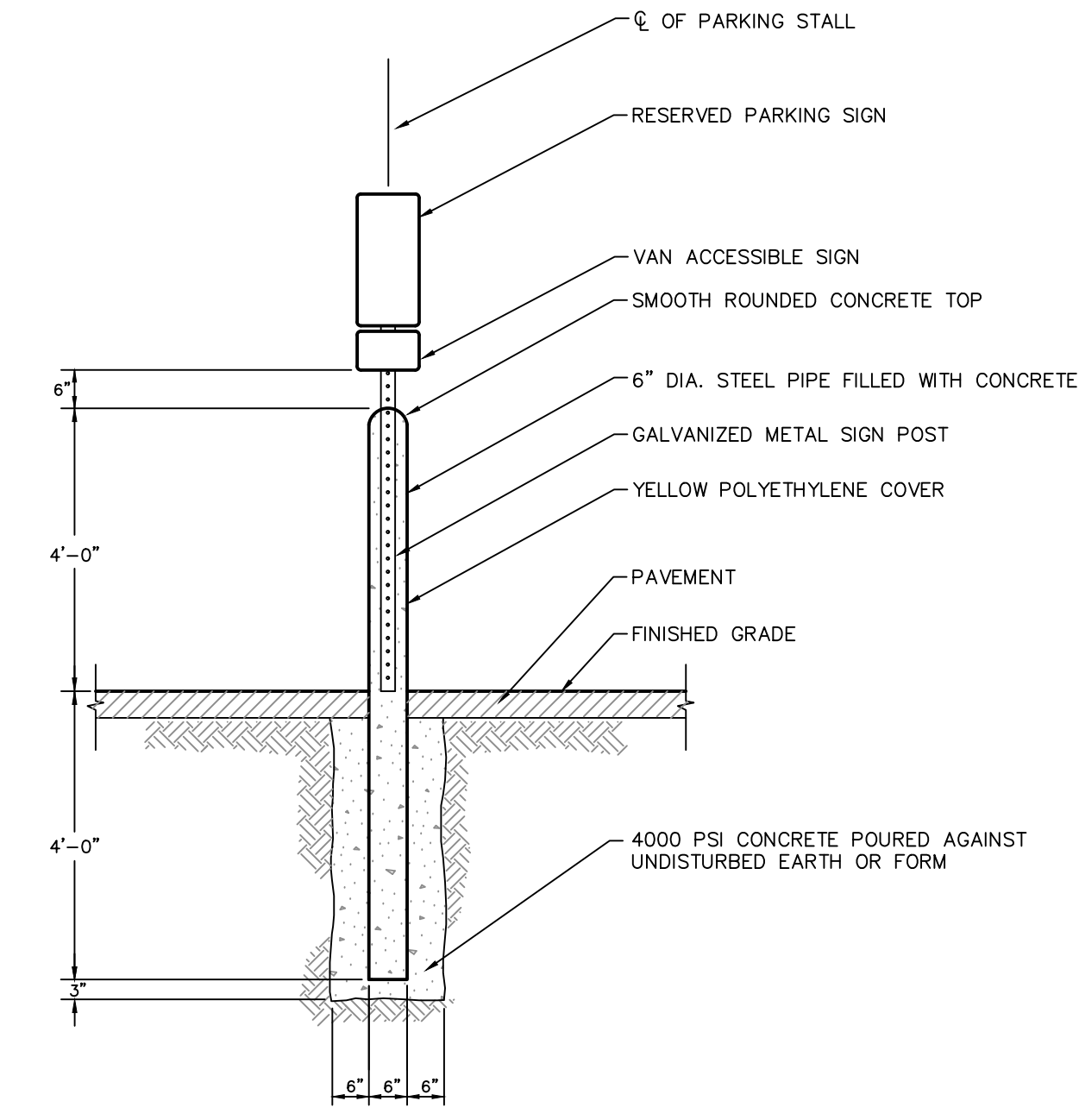
NOTE:  
RESERVED SYMBOL SHALL CONFORM TO THE 2020 BUILDING CODE OF NEW YORK STATE SECTION 1106 INTERNATIONAL SYMBOL OF ACCESSIBILITY.

**RESERVED PARKING SYMBOL**  
N.T.S.



NOTES:  
ALUMINUM THICKNESS: .080"  
BACKGROUND: BLUE (REF.)  
LEGEND: SILVER (REF.)  
POSTS: SEE "RESERVED PARKING SIGN AND POST" DETAIL

**RESERVED PARKING SIGN**  
N.T.S.



**ACCESSIBLE PARKING SIGN POST**  
NOT TO SCALE

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**SBLD studio**  
SBLD studio  
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New York, NY 10018  
212.391.4230

Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**SITE DETAILS**

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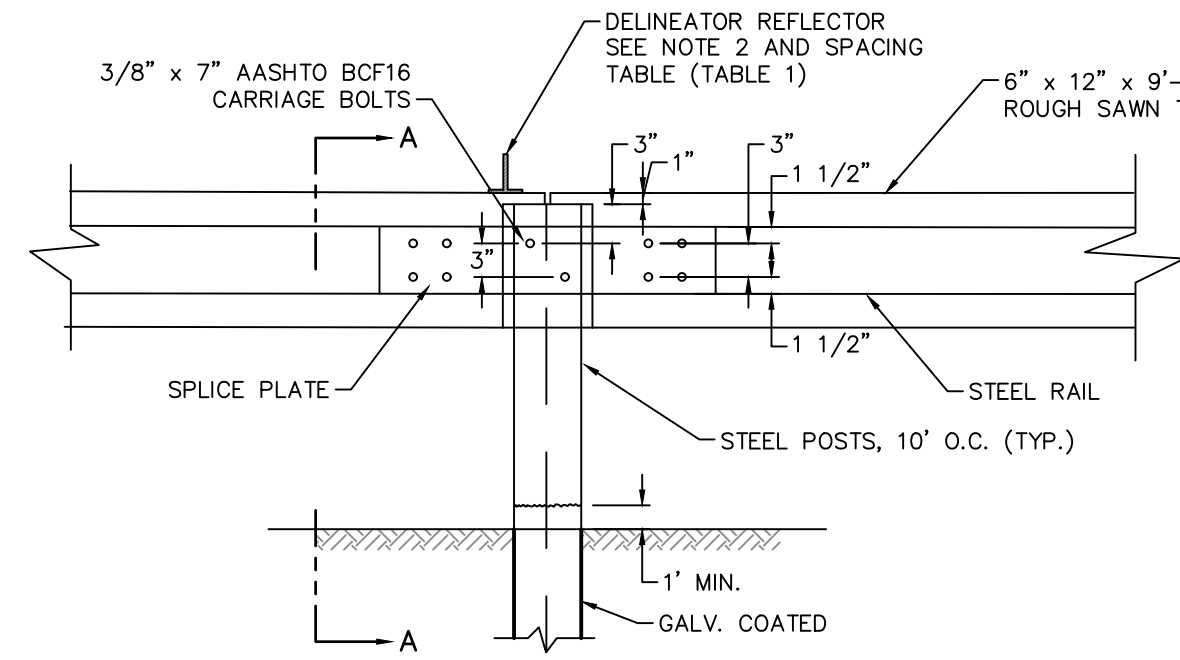
Date: 04/21/23

Project #: 20111246.S5N

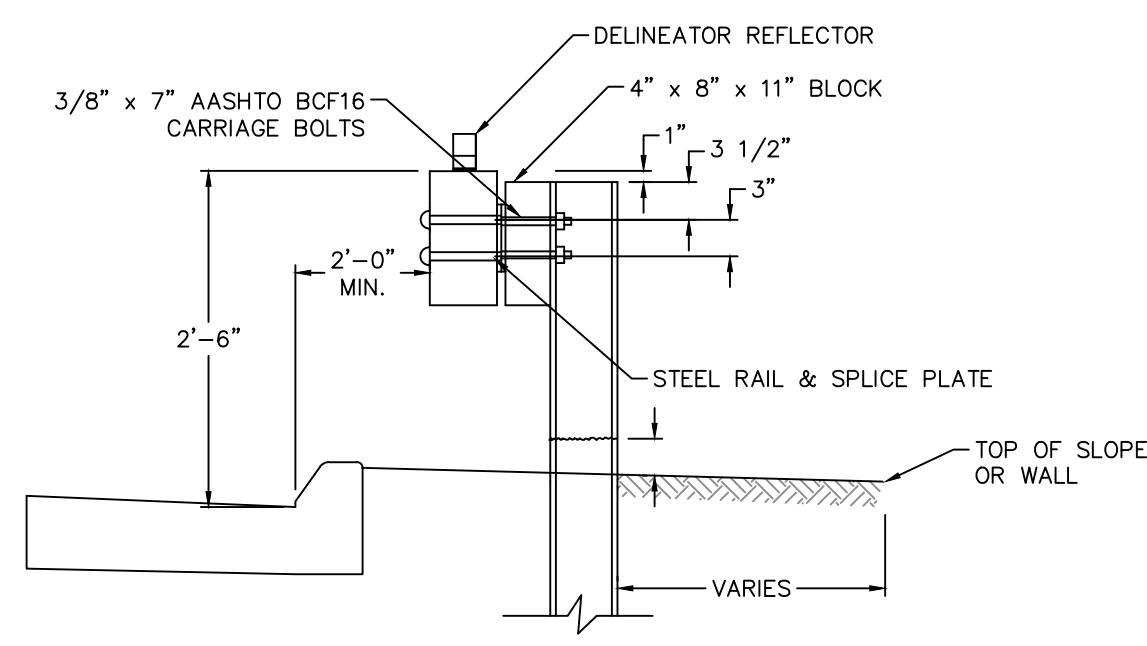
Dwg #:

REV #

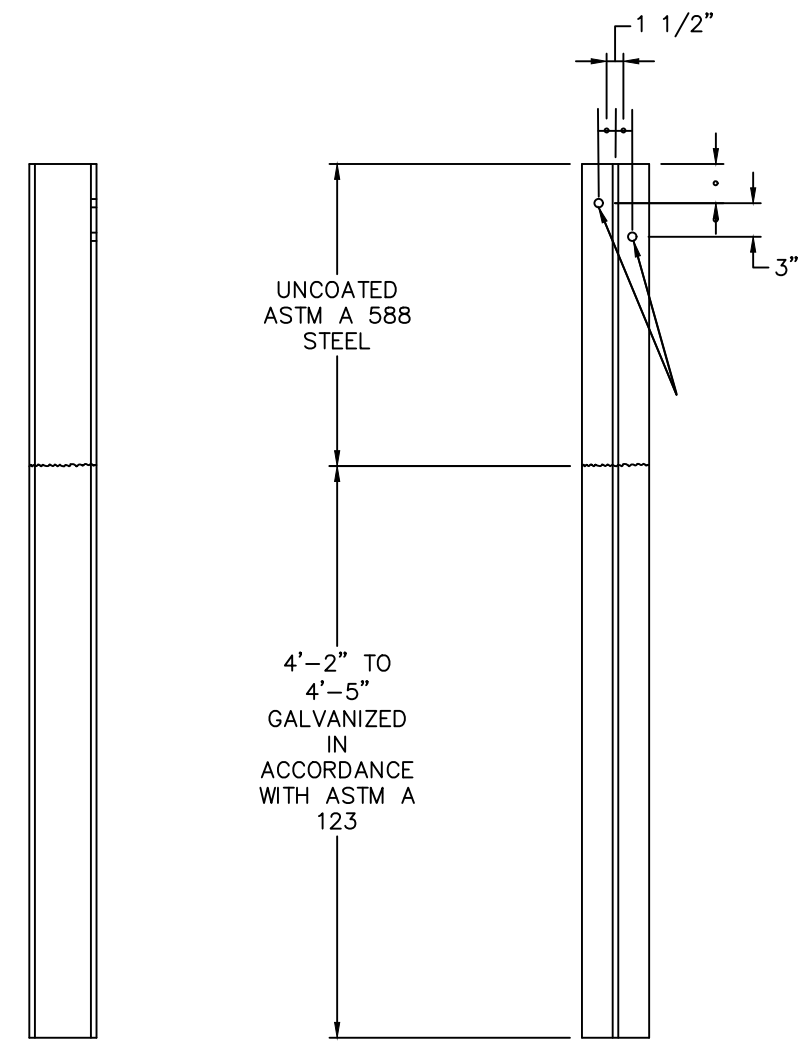
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POST CONNECTION ELEVATION



SECTION A-A

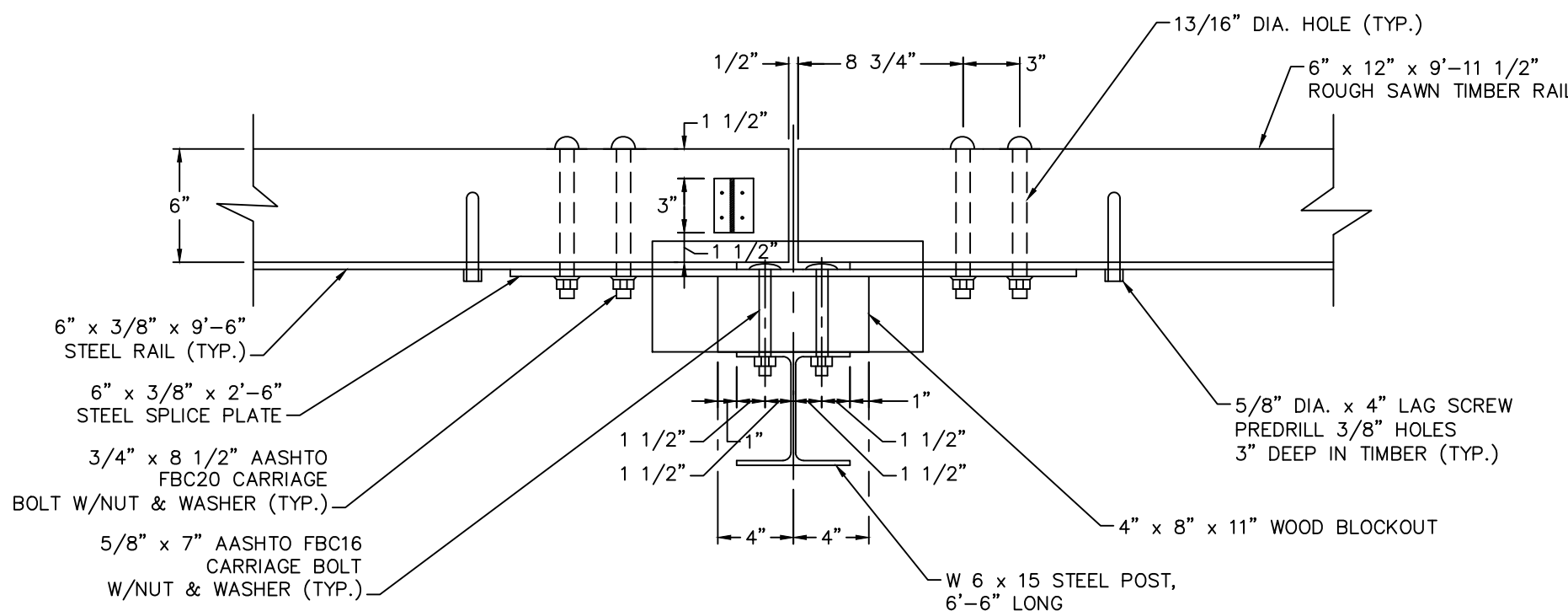


POST DETAIL

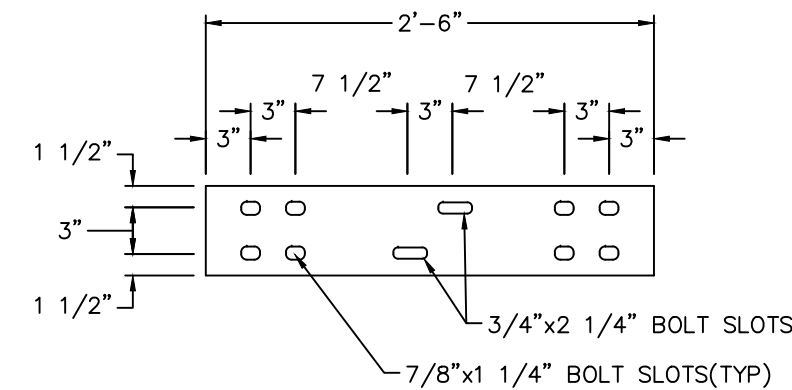
- NOTES
1. DELINEATOR REFLECTORS SHALL BE BROWN PLASTIC INVERTED T-SECTIONS CONFORMING TO DURAFLEX CORP. SLEX 2020, OR APPROVED EQUAL. REFLECTIVE SHEETING SHALL BE SQUARE AND A MIN. OF 9 SQUARE INCHES, AND CONFORM TO SECTION M.18.09. REFLECTORS SHALL BE ATTACHED WITH FOUR (4) 1\"/>
  - 2. A 5/8\"/>
  - 3. ALL CONNECTION HARDWARE SHALL BE SUFFICIENTLY TIGHTENED TO ACCOMMODATE FOR SHRINKAGE OF THE WOOD ELEMENTS.
  - 4. FOR GUIDE RAIL ATTACHMENT TO CONCRETE PARAPET FOR ARCH PLATE STRUCTURES SEE SHEET NO. 01.5.1.1

TABLE 2		
RADIUS R (ft.)	B/2 (Degrees)	D (1 inches)
35 min.	4.10	5/8"
Over 70	Flat	0

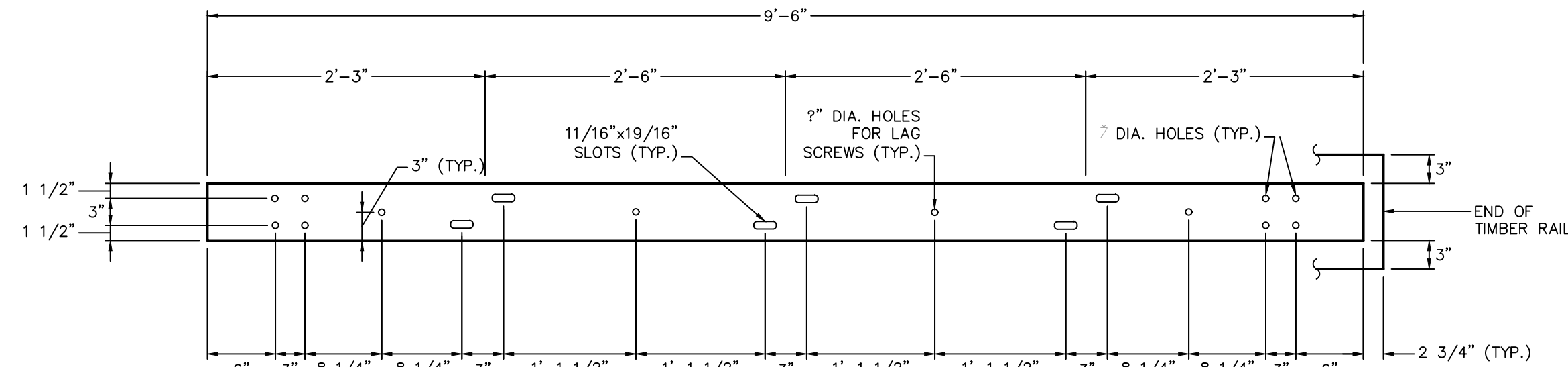
B



POST CONNECTION PLAN (DIMENSIONS ARE TYPICAL)



STEEL SPLICE PLATE DETAIL



STEEL RAIL DETAIL

STEEL BACKED TIMBER GUIDE RAIL NOT TO SCALE

C

- NOTES
1. SUBMIT FOR APPROVAL ENGINEERED STAMPED AND SIGNED FOOTING DRAWINGS APPROVAL PRIOR TO CONSTRUCTION.
  2. STRAIGHT RUNS BETWEEN BRACED POSTS SHALL NOT EXCEED 500 FT.
  3. FENCE DETAILS ARE INTENDED AS A GUIDE ONLY. ALL FENCE MATERIALS AND CONSTRUCTION METHODS SHALL BE APPROVED BY THE ENGINEER AND FENCE MANUFACTURER.
  4. INSTALL SCREENING ALONG LENGTH OF FENCE.

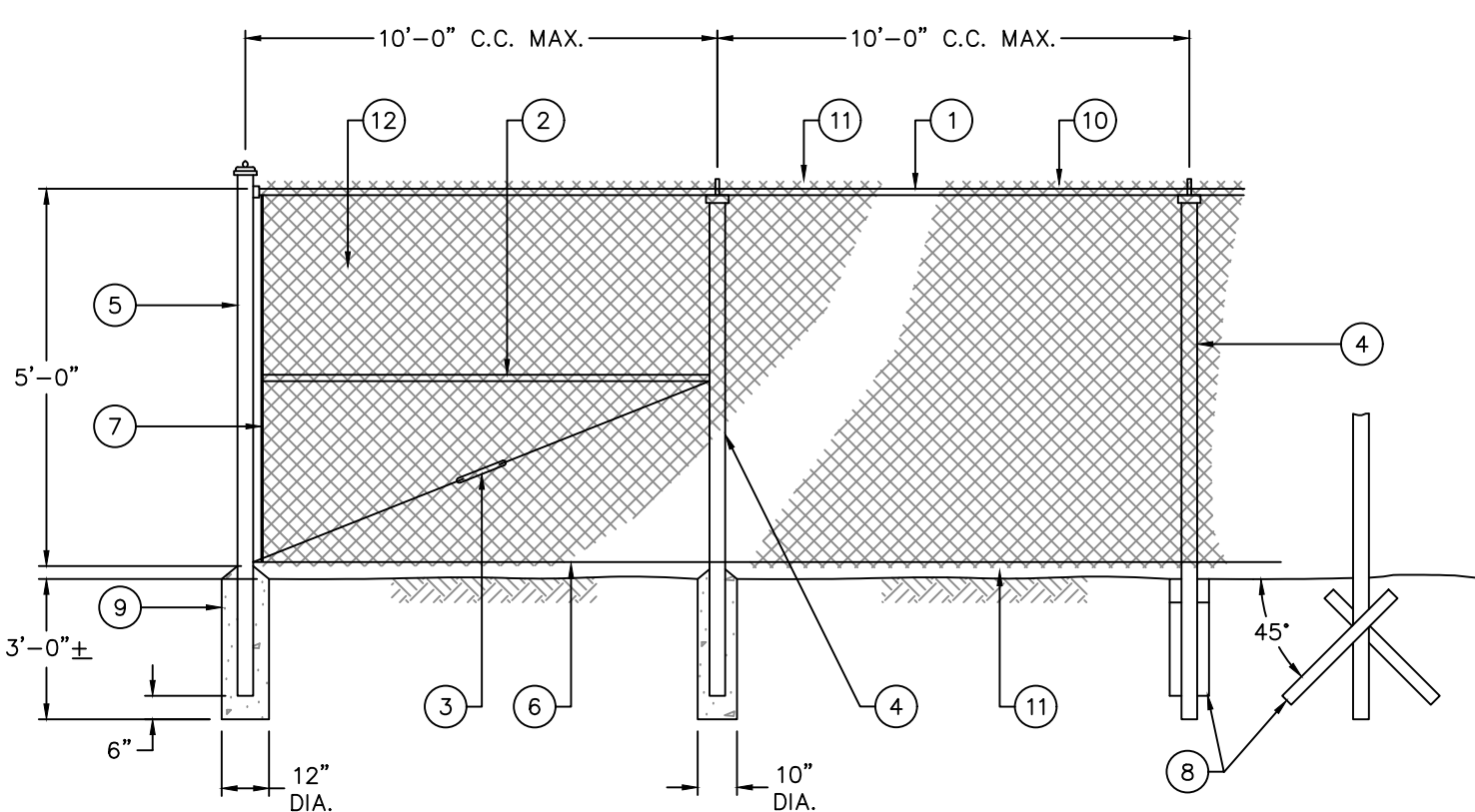
CHAIN LINK FENCE LEGEND

- 1 5/8" O.D. TOP RAIL ATTACH FABRIC WITH 9 GAUGE WIRE CLIP EVERY 24"
- 1 5/8" O.D. BRACE FOR RAIL FENCES OVER 6 FEET HIGH AND ALL FENCES WITHOUT TOP RAIL
- 5/16" TRUSS ROD AND TURNBUCKLE
- INTERMEDIATE POST
 

FENCE HEIGHT	SQUARE POST	ROUND POST
6 FEET AND LESS	1 7/8"	2"
OVER 6 FEET	2 1/4"	2 1/2"

 ATTACH TO C.L. FABRIC WITH CLIPS EVERY 15"
- END OR CORNER POST
 

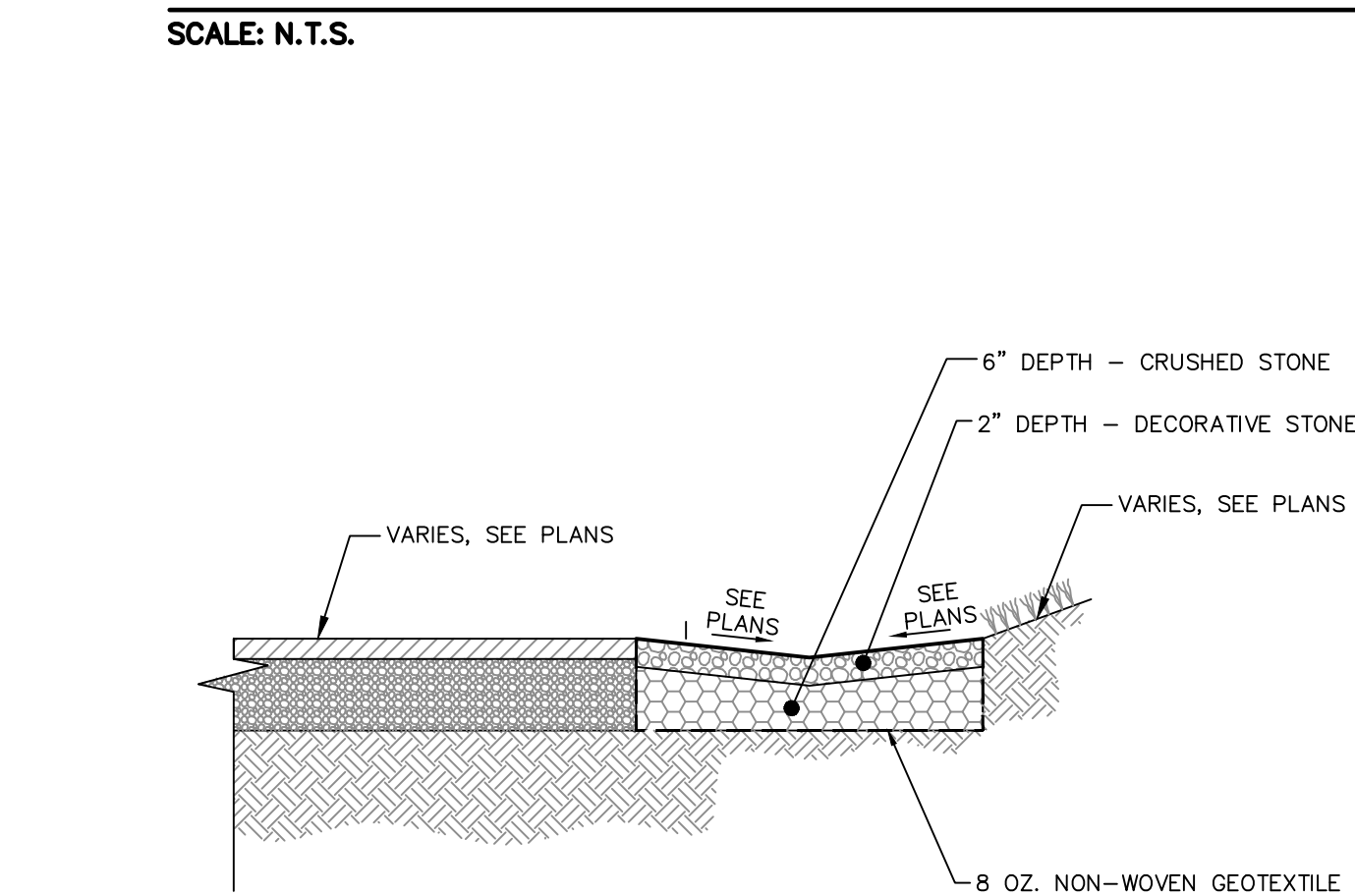
FENCE HEIGHT	SQUARE POST	ROUND POST
6 FEET AND LESS	2"	2 1/2"
OVER 6 FEET	2 1/2"	3"
- 6 GAUGE BOTTOM TENSION WIRE ATTACH TO FABRIC WITH HOG RING AT 24" C.C.
- TENSION ROD ATTACHED TO END OR CORNER POST
- 2 30" MIN. LENGTH DRIVE ANCHORS DRIVEN THROUGH FITTINGS AT 90° TO FENCE LINE INTO EARTH AT 45° (TO BE USED IN PLACE OF CONCRETE FOOTING. SEE FOOTING DESIGN NOTE NO. 1)
- CONCRETE FOOTING 36" DEEP WITH 12" DIA. AT END POST AND 10" DIA. AT INTERMEDIATE POST. HOLE CORE IN UNDISTURBED OR COMPACTED SOIL. (SEE NOTE NO. 1)
- 6 GAUGE TENSION WIRE WHEN TOP RAIL IS NOT USED.
- FABRIC SELVAGE: UNDER 6 FEET SHALL BE KNUCKLED TOP AND BOTTOM 6 FEET AND OVER SHALL BE KNUCKLED BOTTOM AND TWISTED ON THE TOP RECREATIONAL FENCING, REGARDLESS OF HEIGHT, SHALL BE KNUCKLED TOP AND BOTTOM
- 9 GAUGE 2" WIRE MESH FABRIC (COMMERCIAL) BLACK VINYL COATED.



ELEVATION

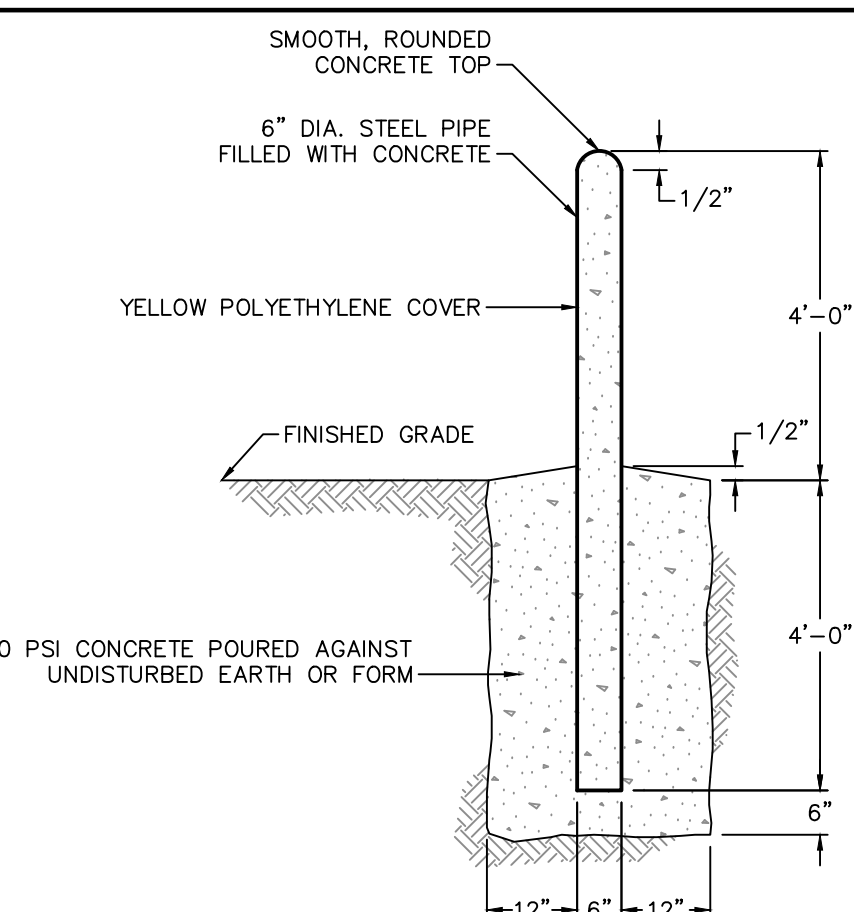
CHAIN LINK FENCE SCALE: N.T.S.

D

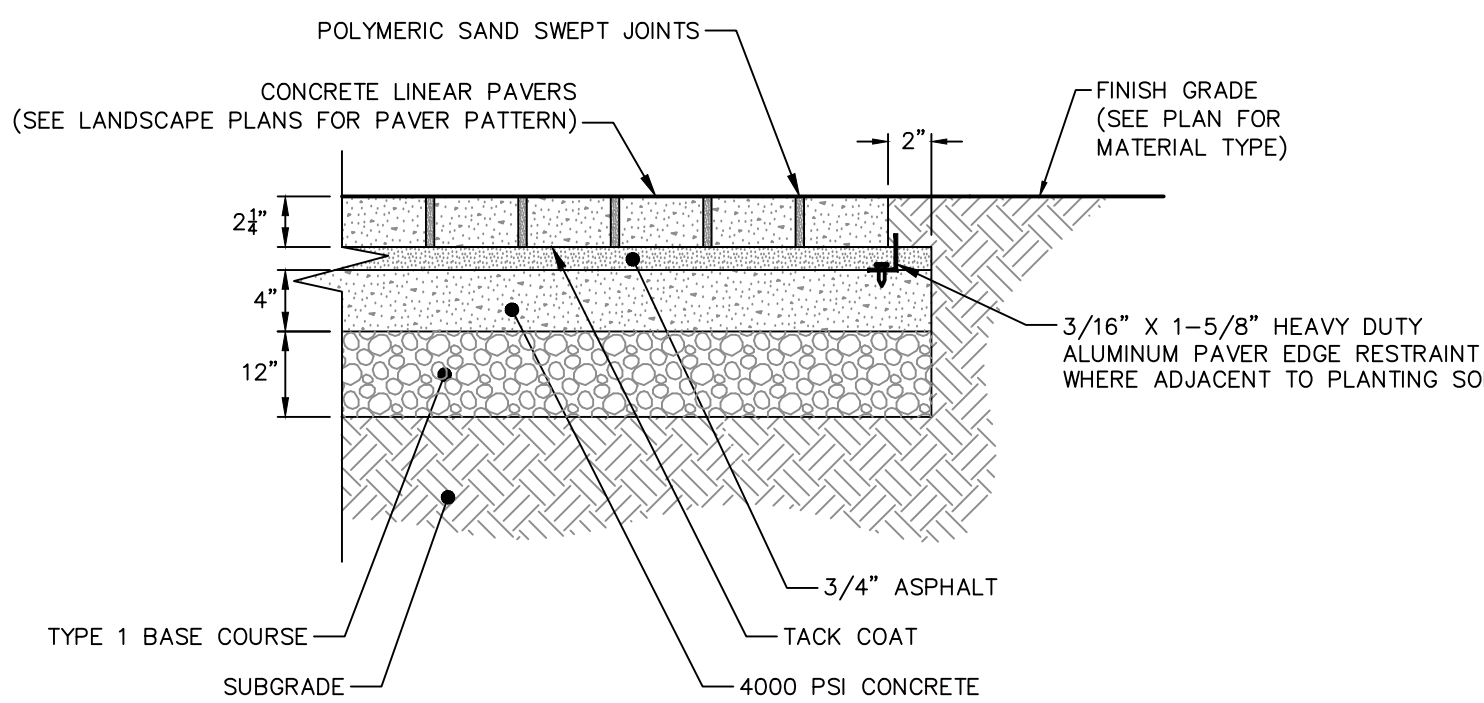


CRUSHED STONE STRIP NOT TO SCALE

E



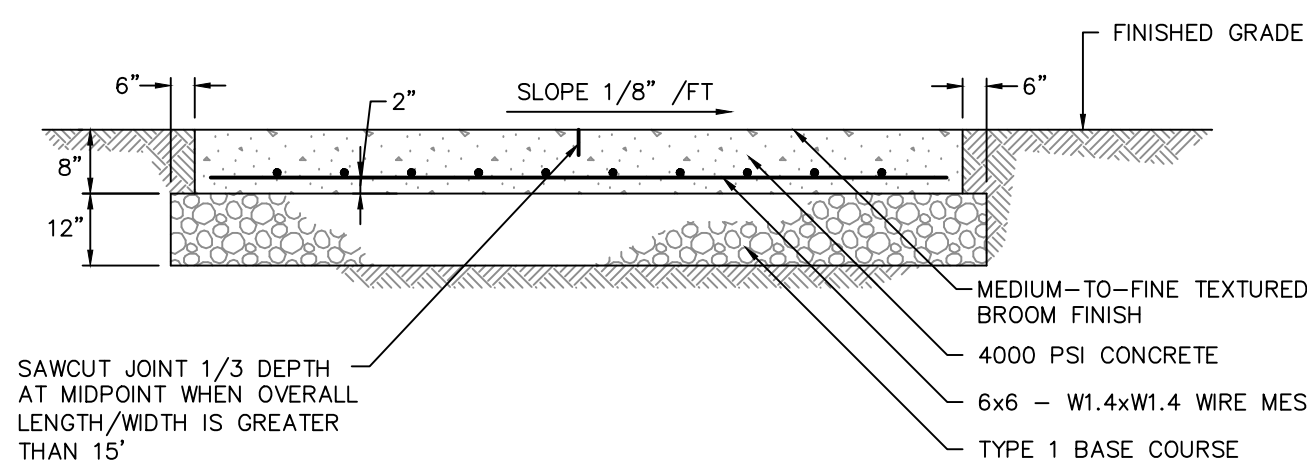
CONCRETE BOLLARD NOT TO SCALE



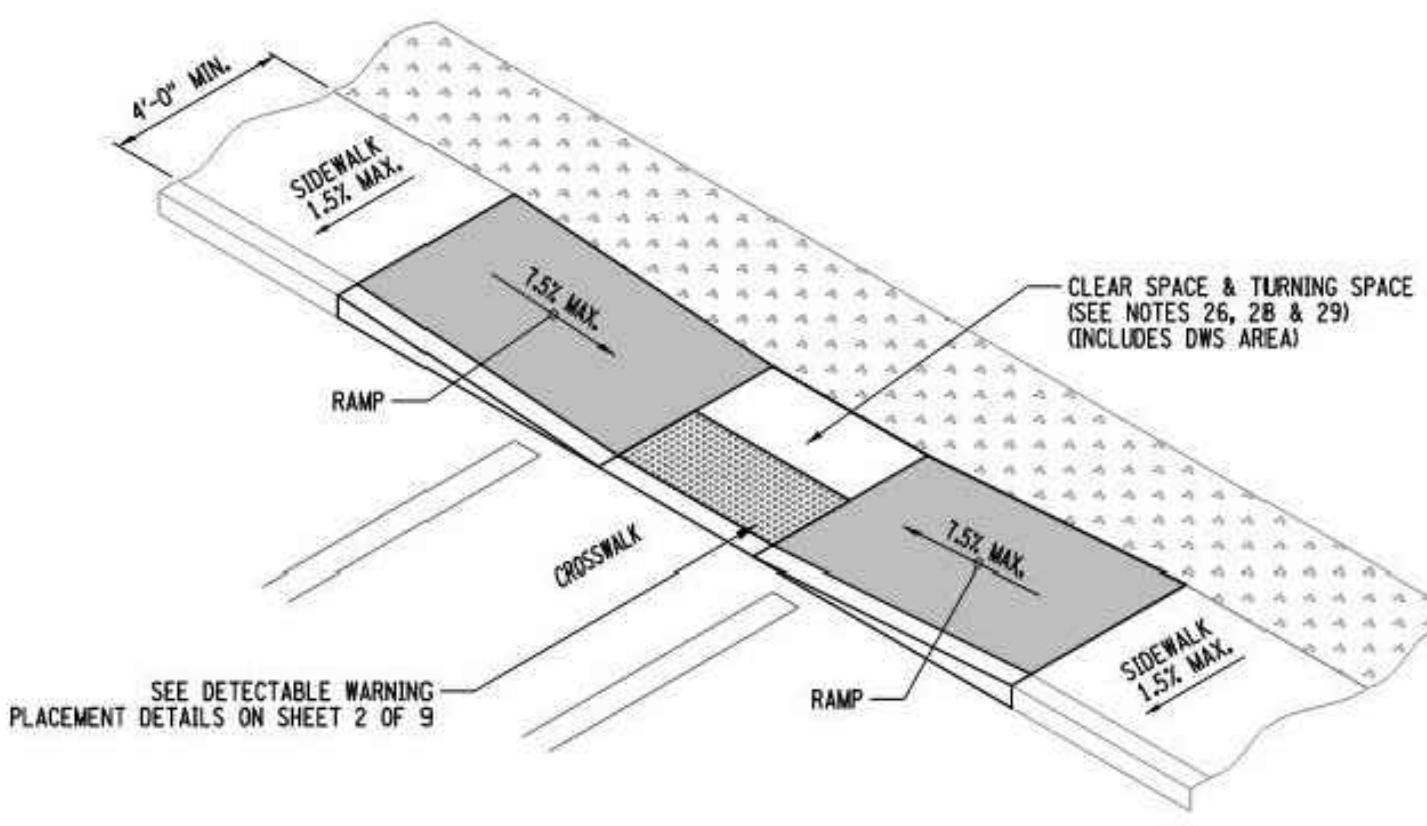
CONCRETE PAVERS (VEHICULAR RATED) NOT TO SCALE

- NOTES
1. SEE SPECIFICATIONS FOR PAVES AND INSTALLATION INFORMATION.
  2. PROVIDE EDGE RESTRAINT AT ALL EDGES OF PAVEMENT NOT ADJACENT TO BUILDING OR OTHER PAVEMENT.
  3. COMPACT PROCESSED AGGREGATE BASE IN TWO 6" LIFTS.

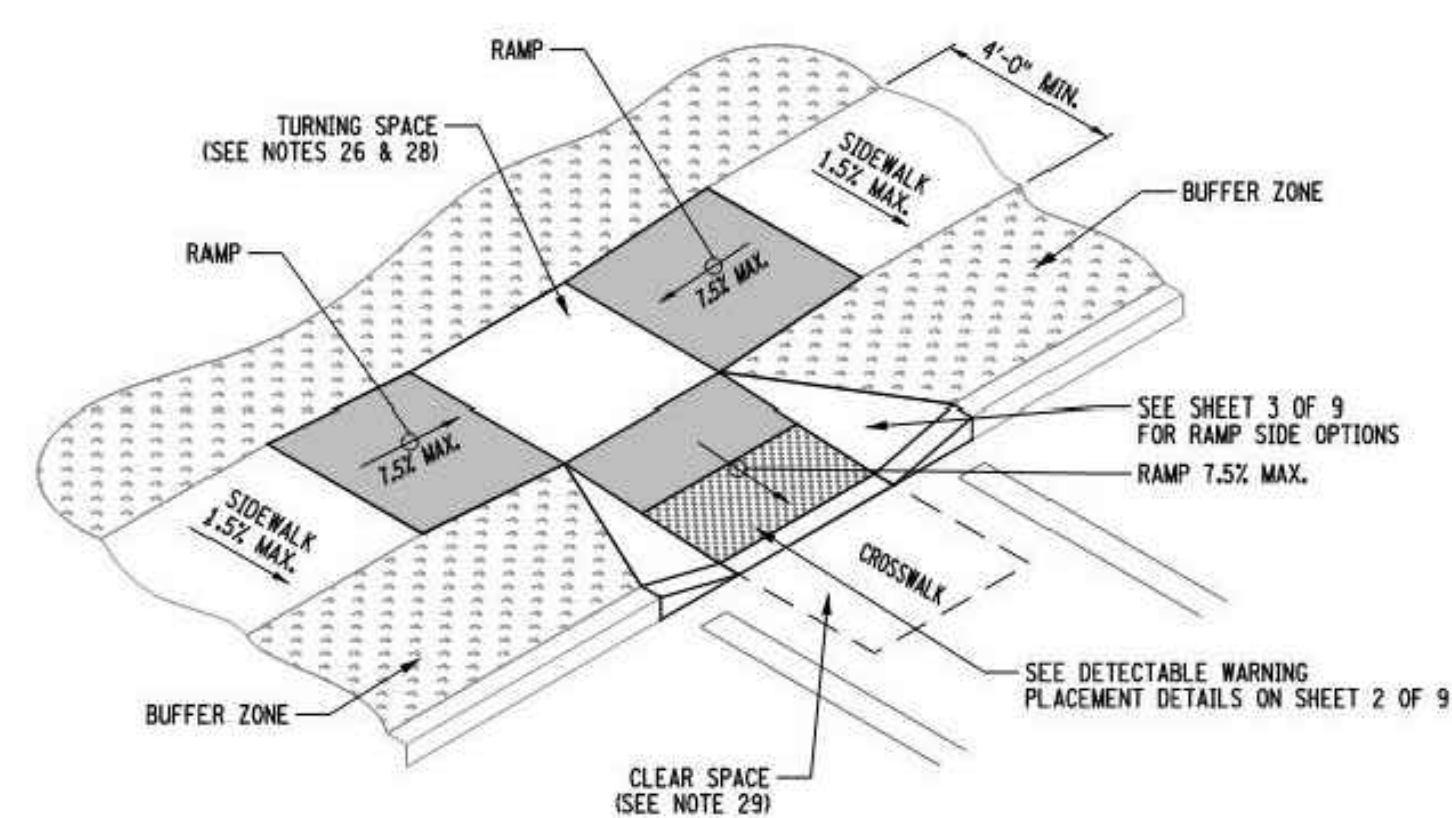
HEAVY DUTY CONCRETE PAD NOT TO SCALE



- NOTES
1. SEE GRADING PLAN FOR PAD ELEVATIONS



CURB RAMP CONFIGURATION: TYPE 9 MID BLOCK CROSSING OR T INTERSECTION



CURB RAMP CONFIGURATION: TYPE 10 MID BLOCK CROSSING OR T INTERSECTION

CONCRETE SIDEWALK RAMPS NOT TO SCALE

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PFIZER PEARL RIVER PROJECT VITALITY

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01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
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GLOBAL RESEARCH AND DEVELOPMENT SITE DETAILS

Sheet Title

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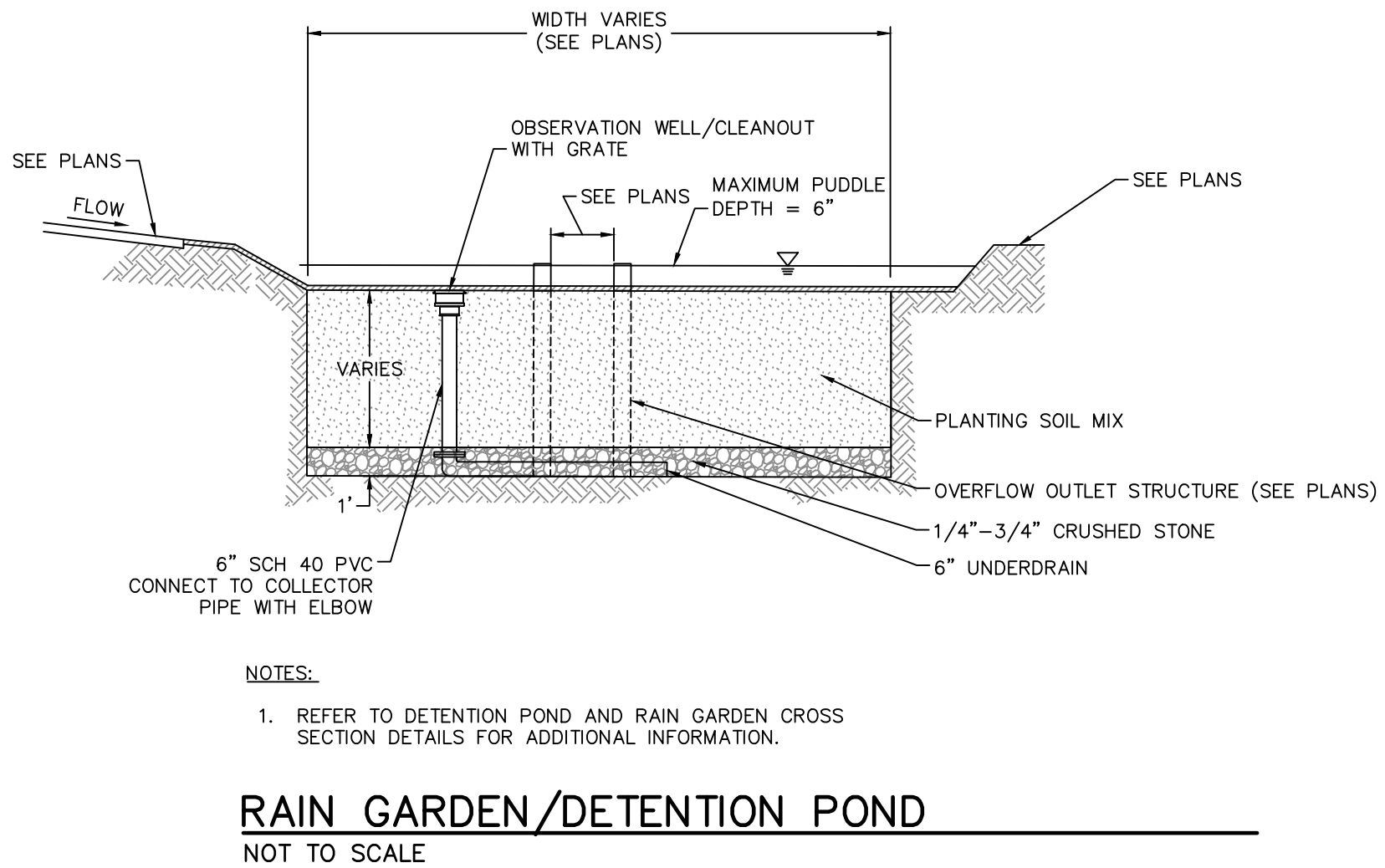
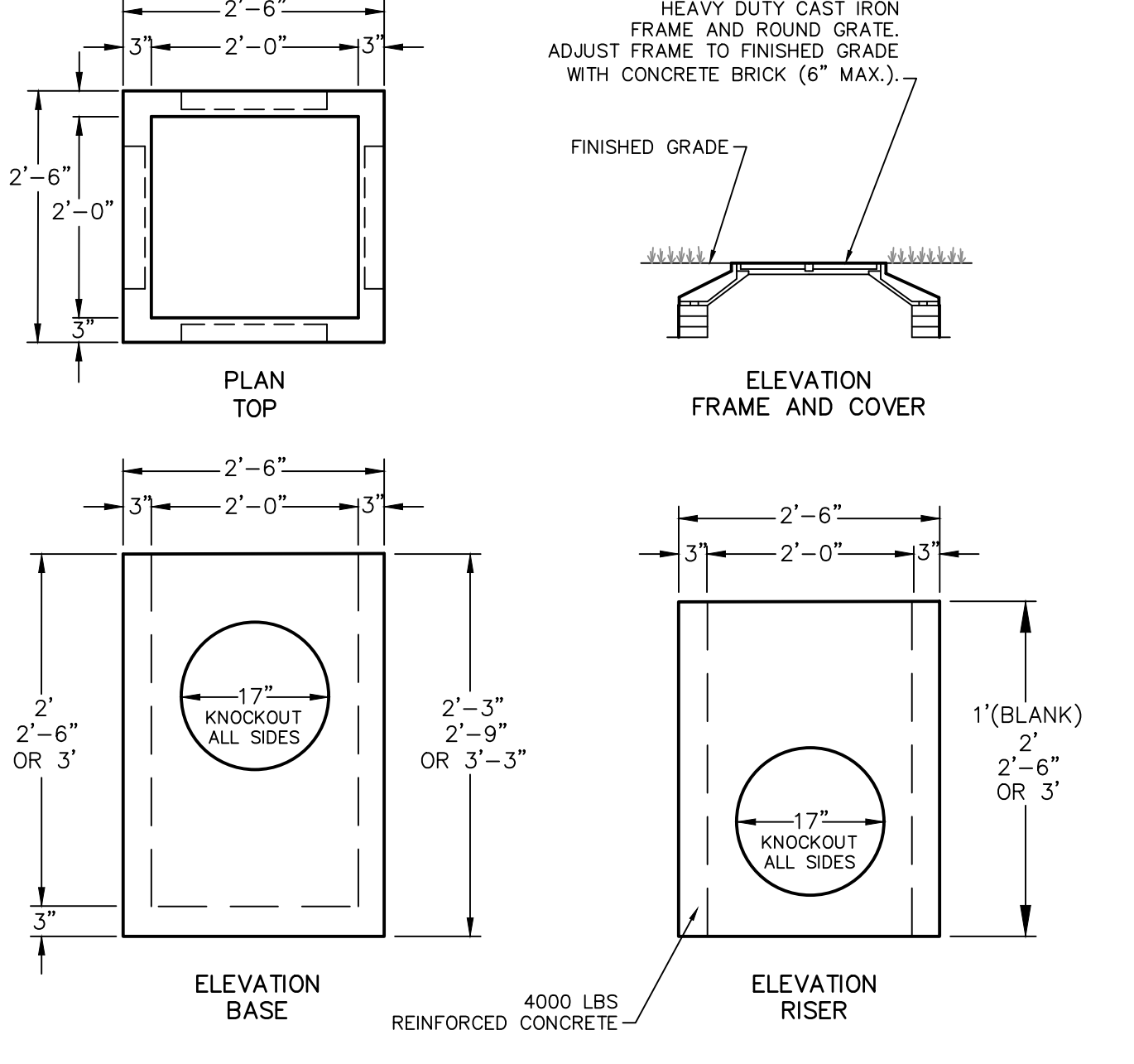
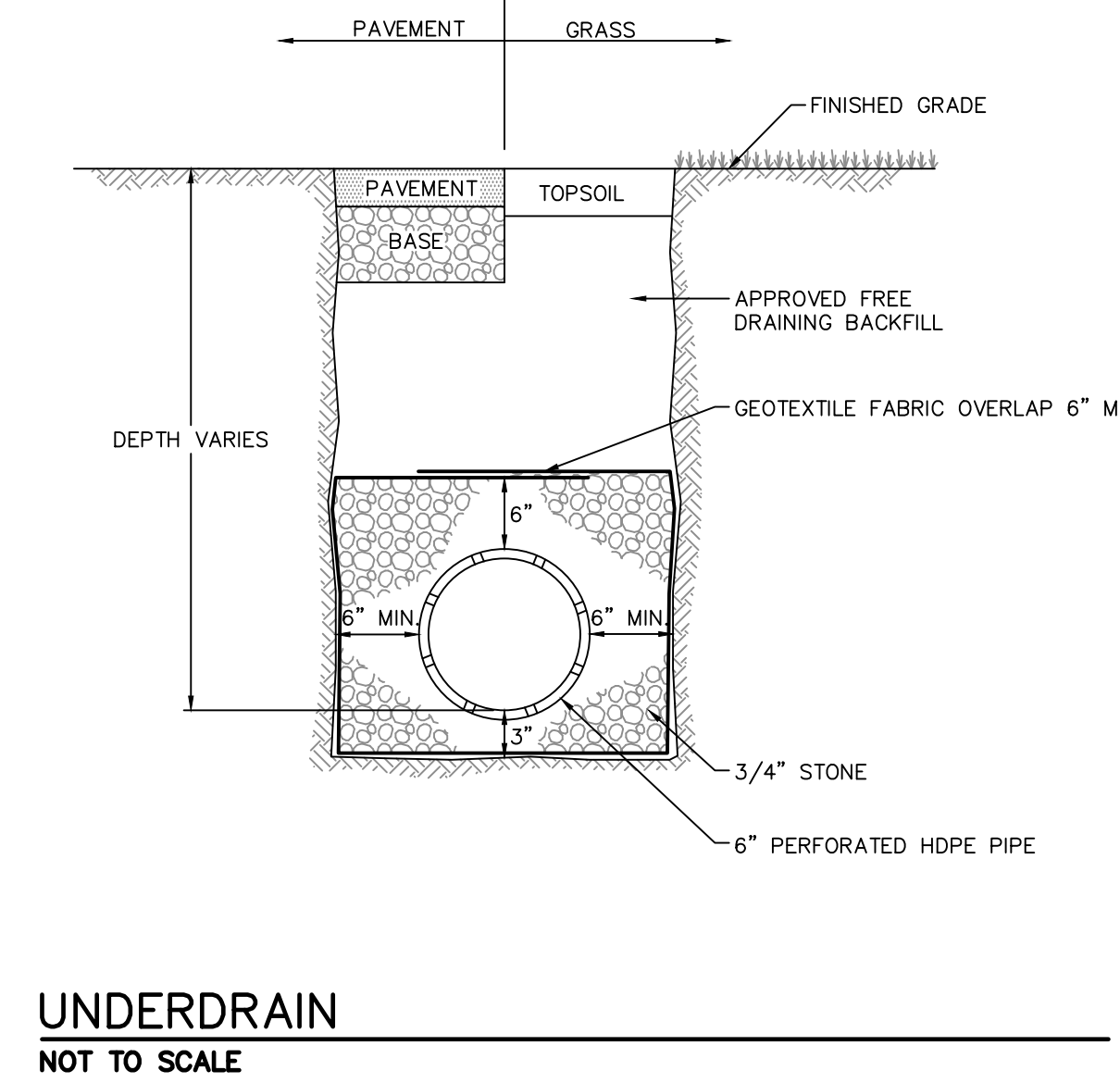
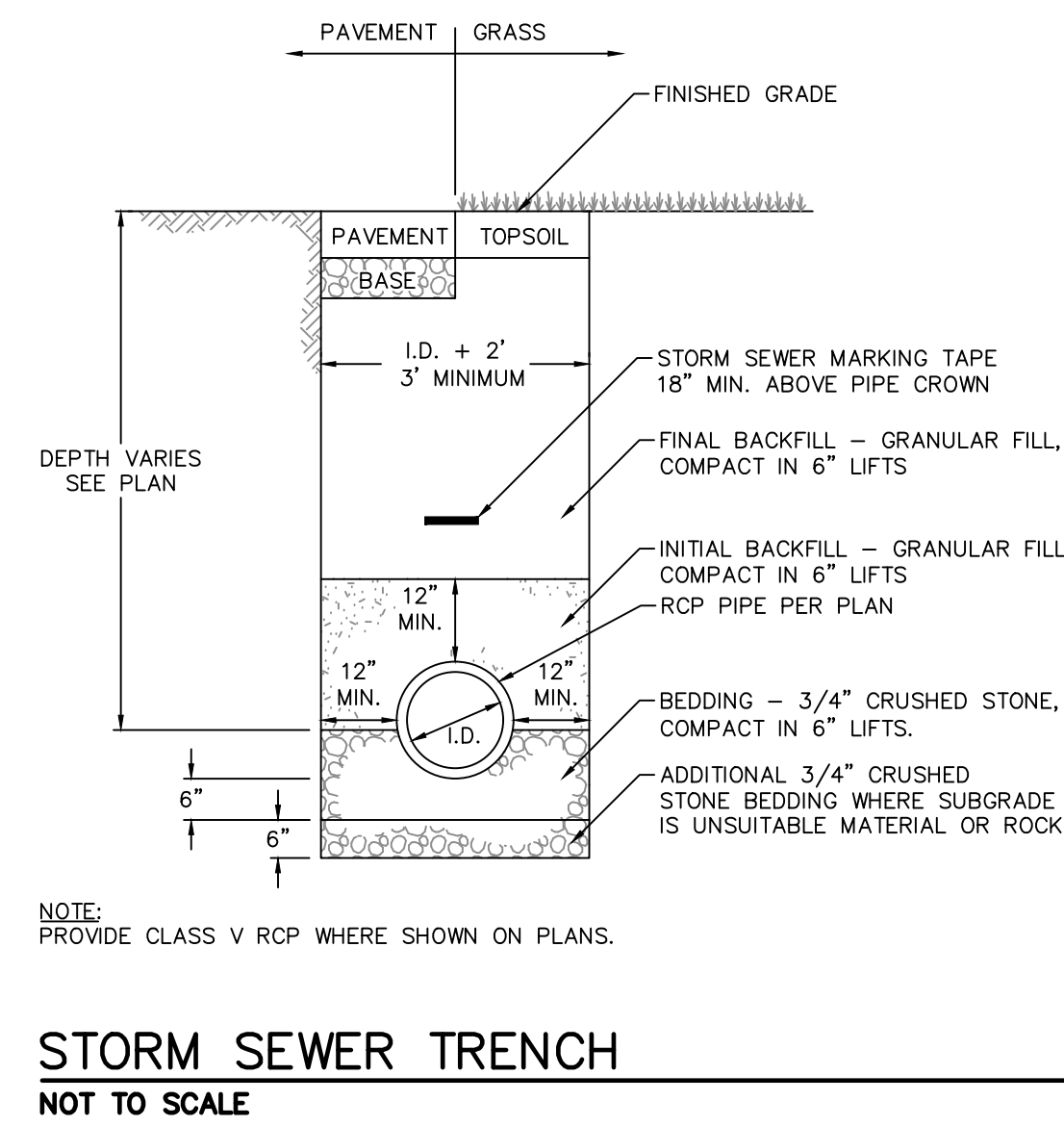
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Project #: 20111246.55N

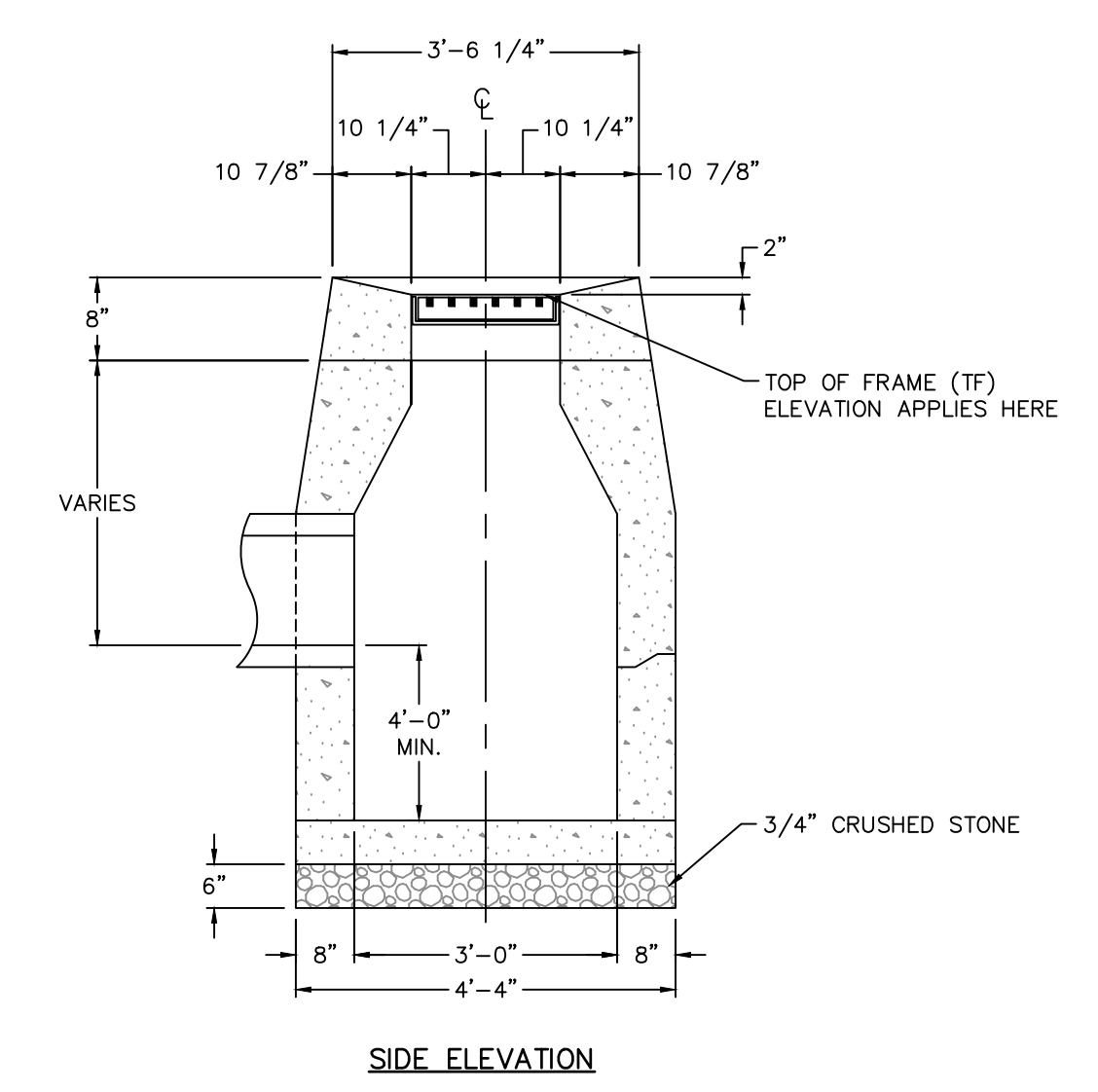
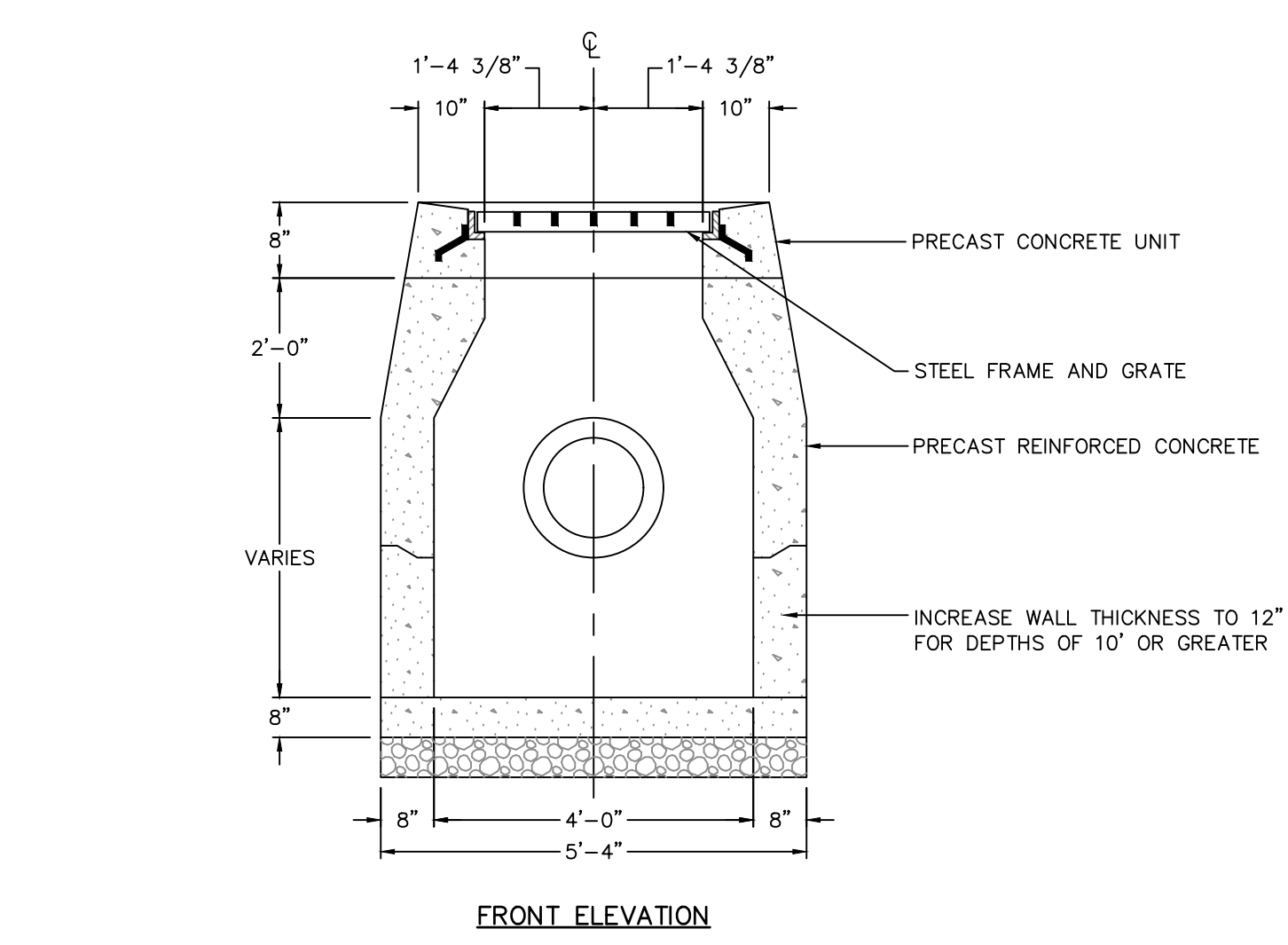
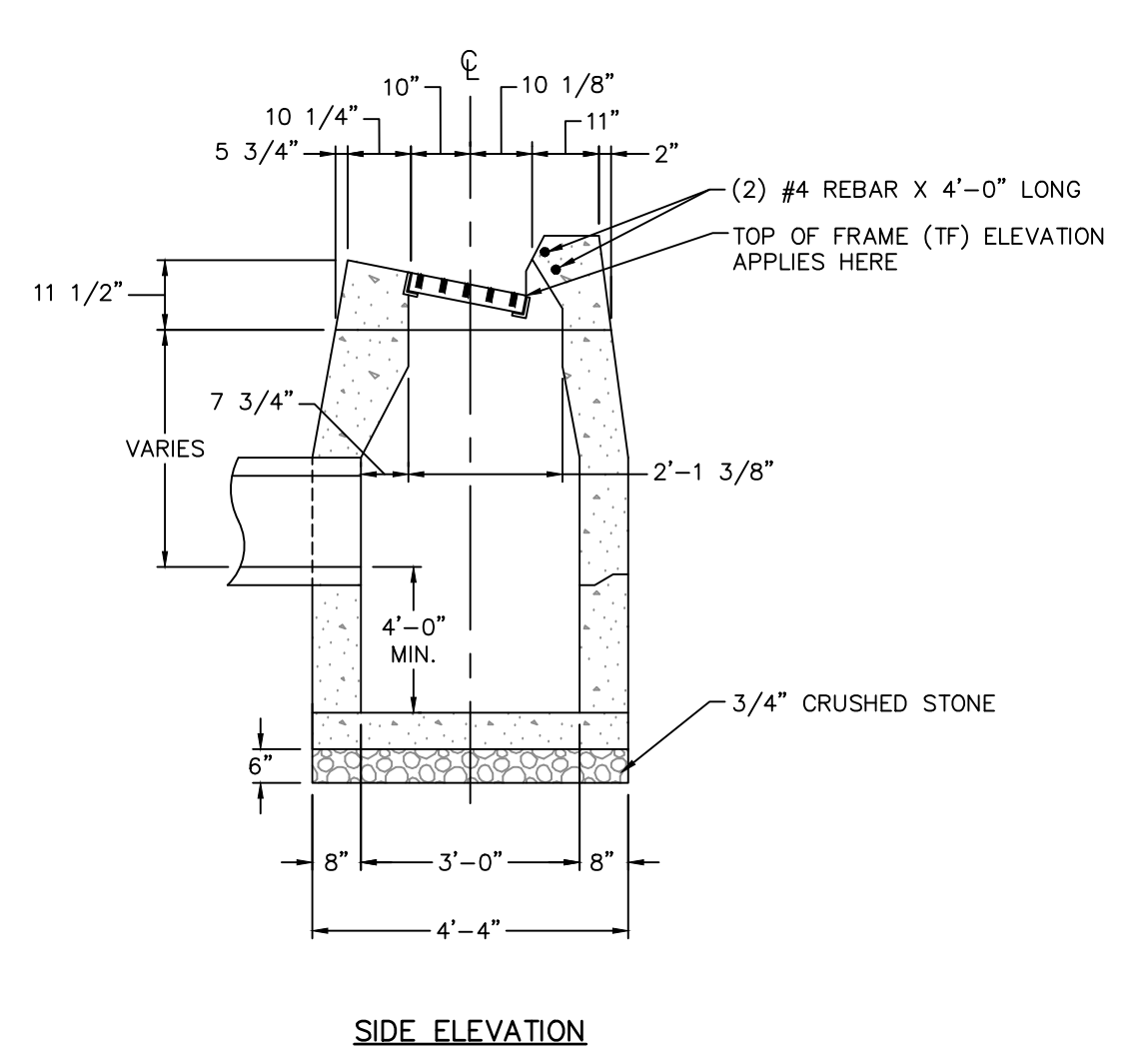
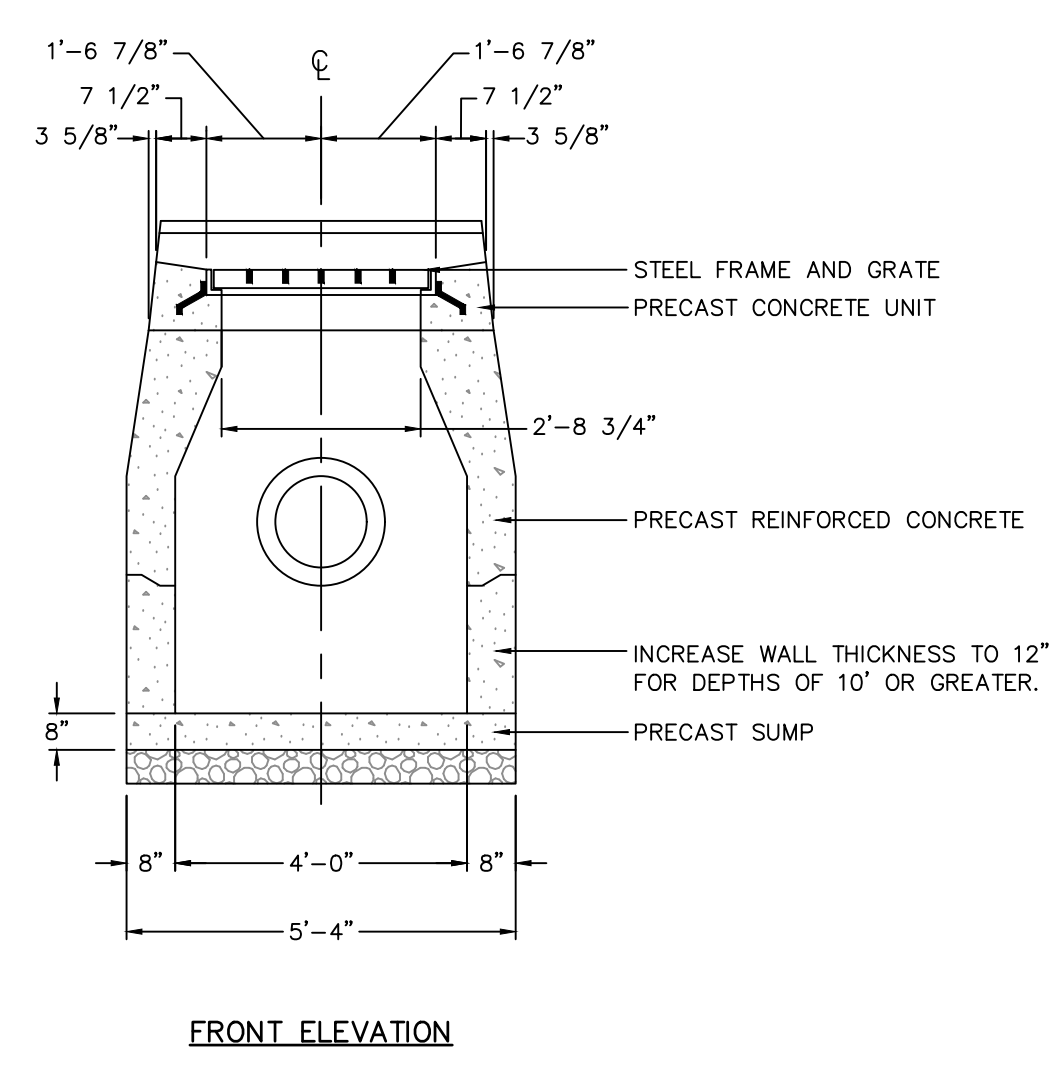
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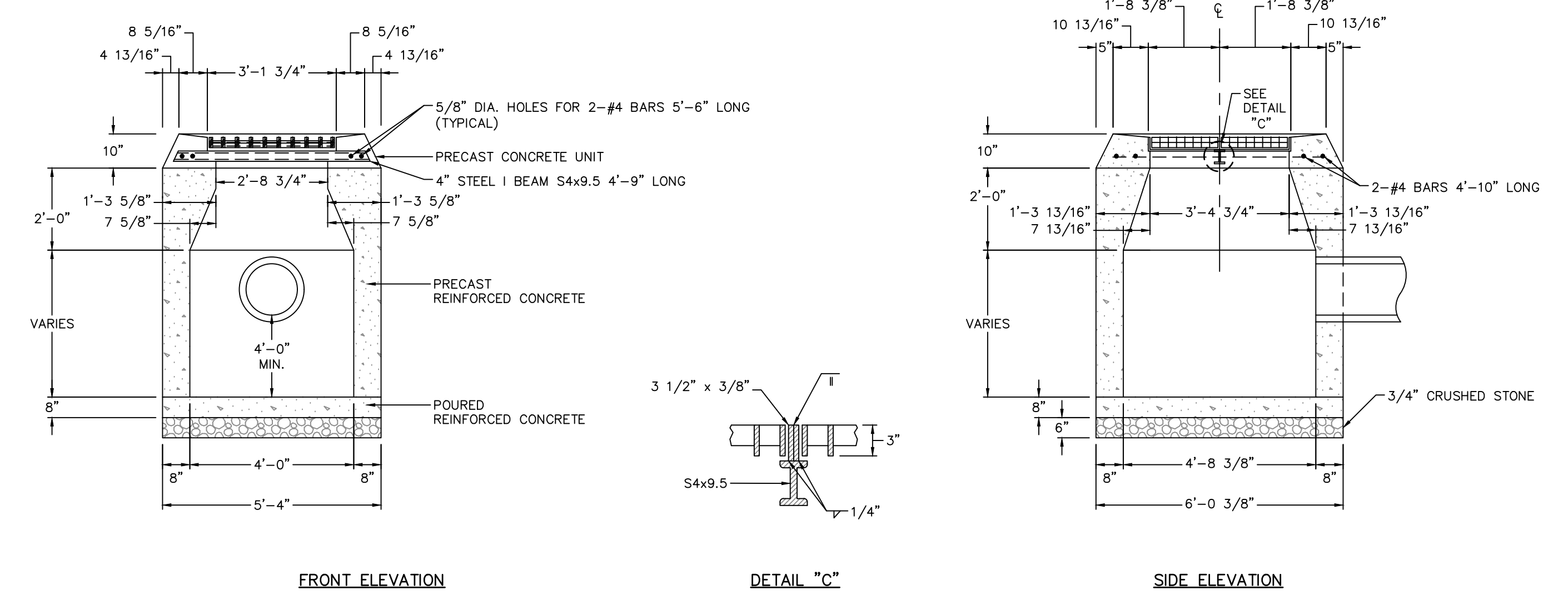
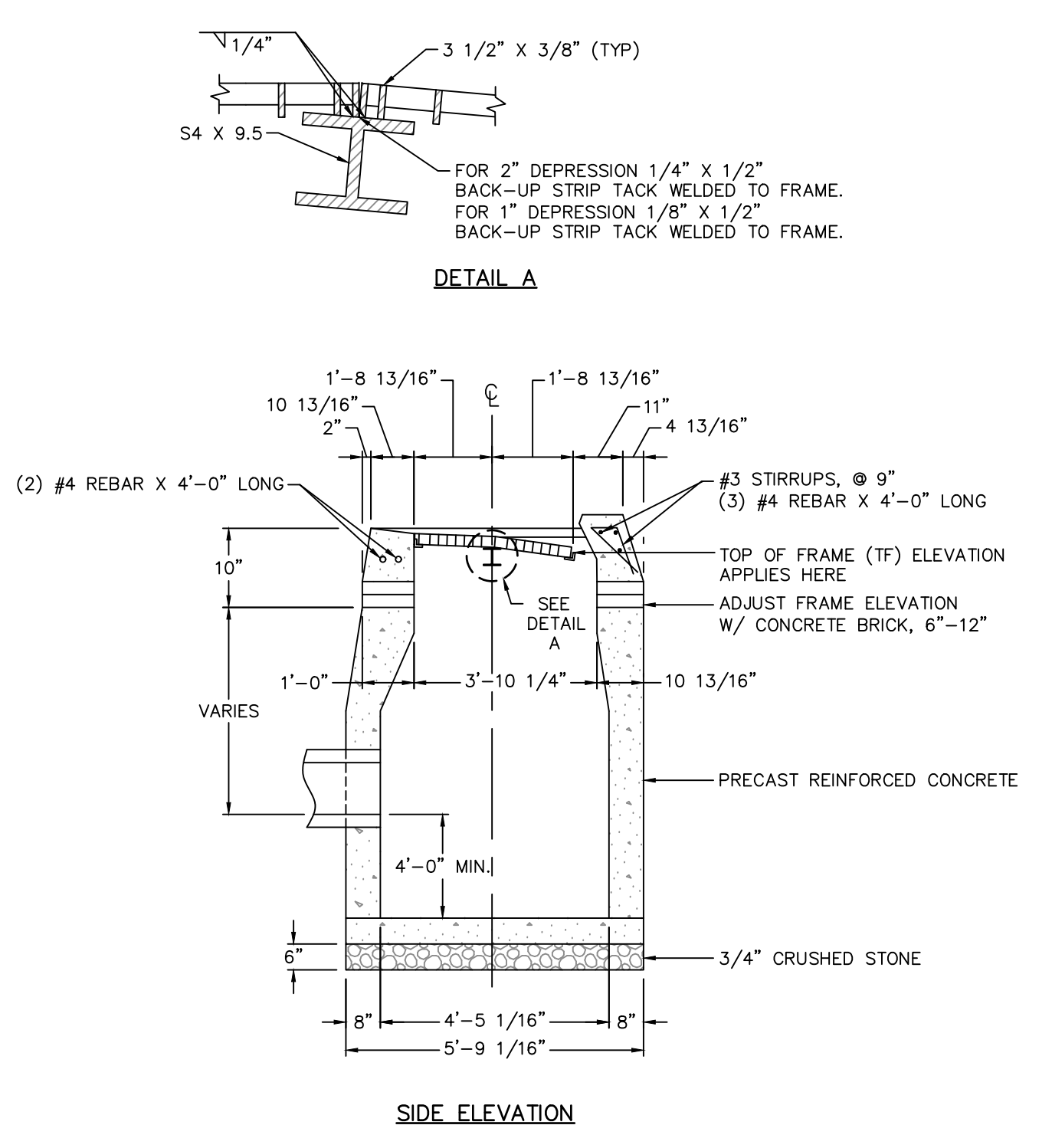
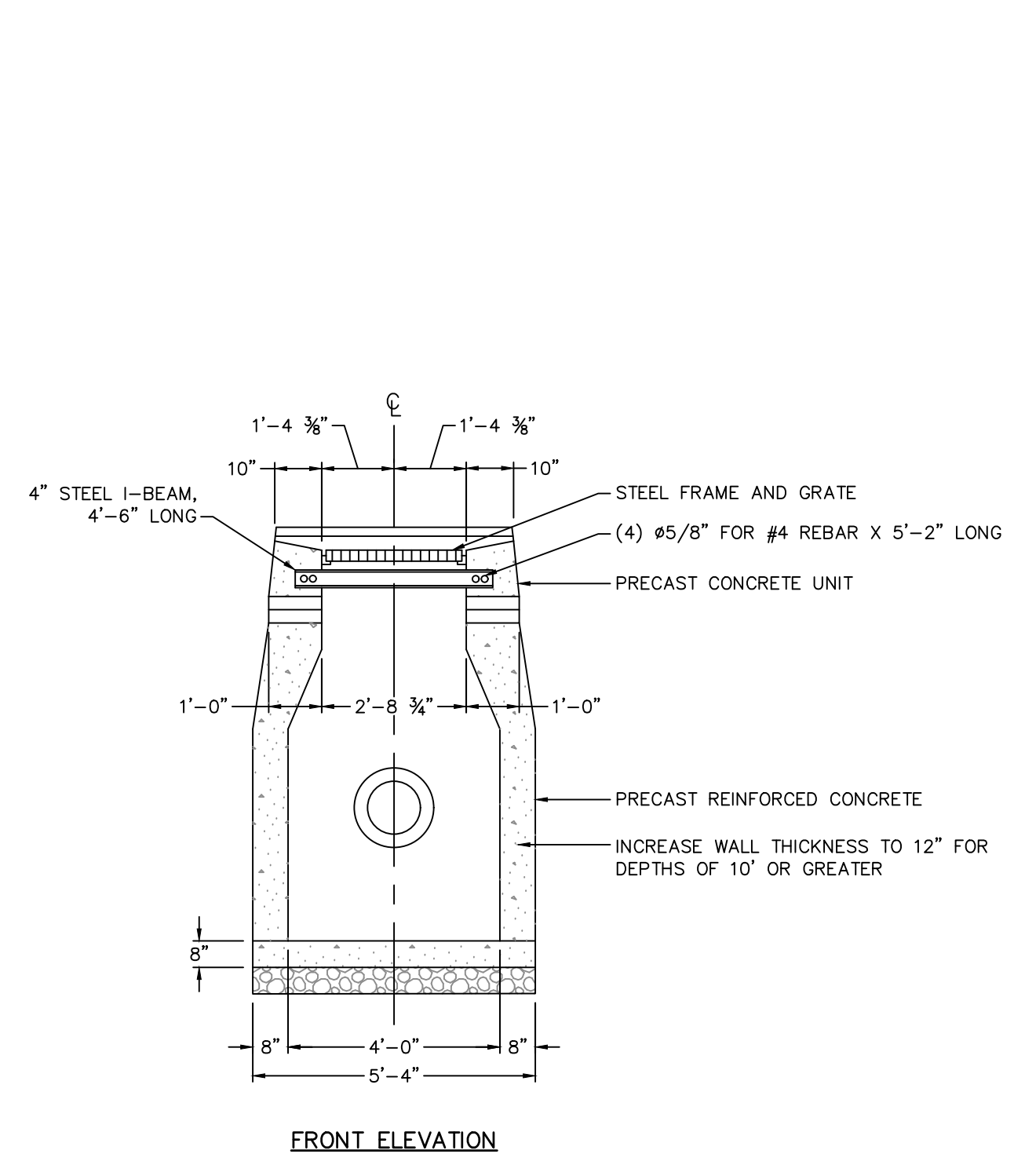


B



C

D



E

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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

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01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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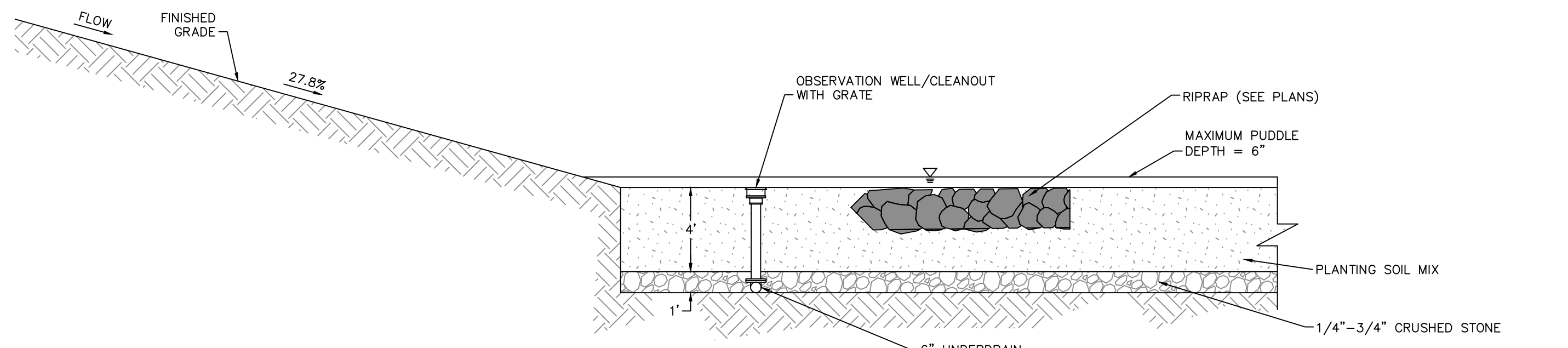
**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**DRAINAGE DETAILS**

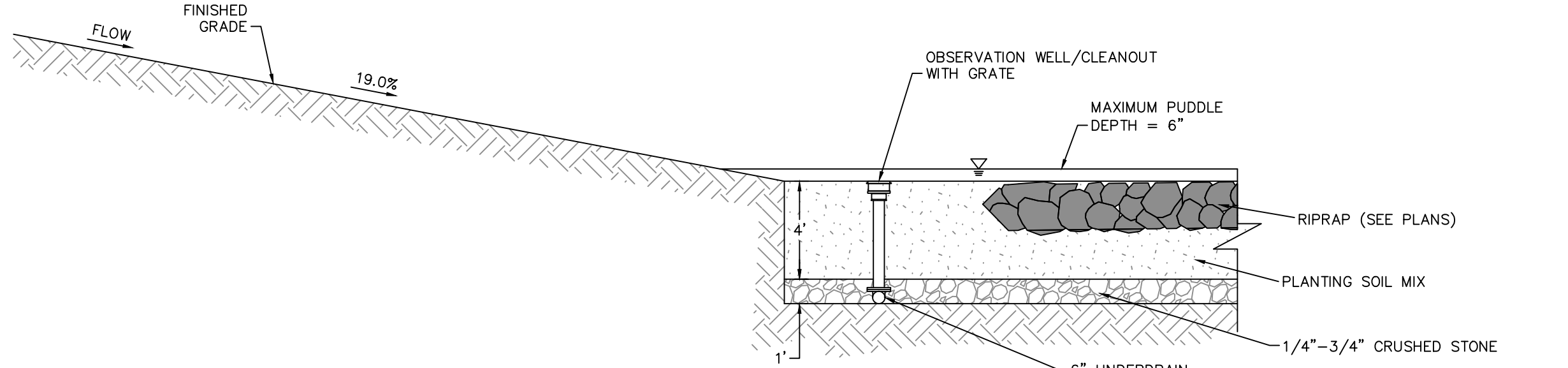
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Project #: 20111246.S5N  
Dwg #:  
REV #

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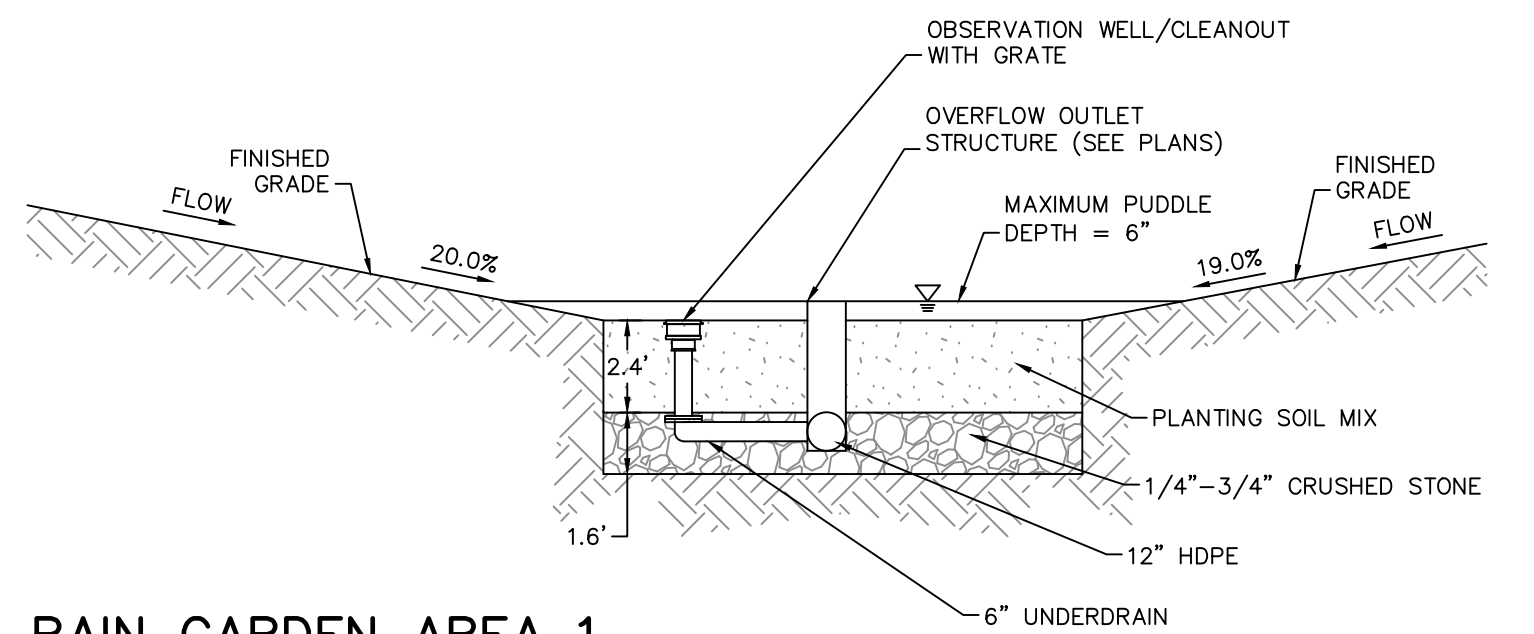
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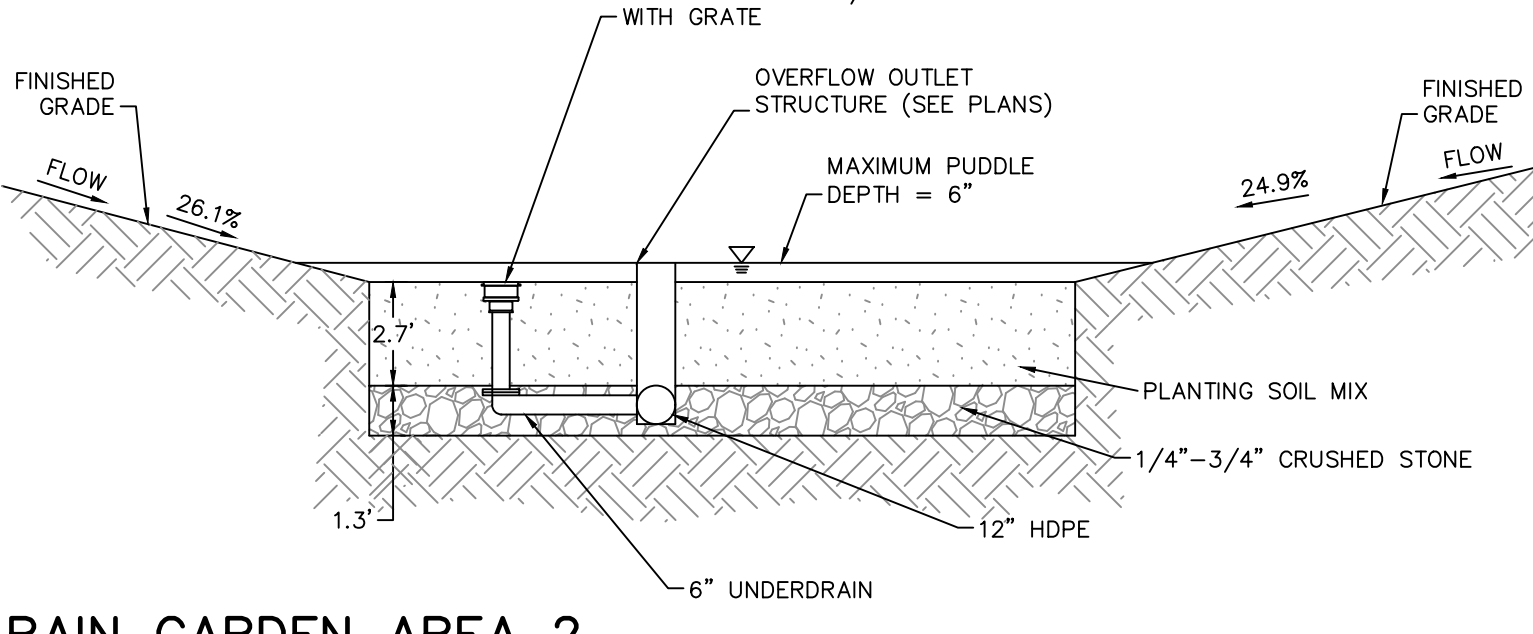
**DETENTION POND A**  
1"=5'



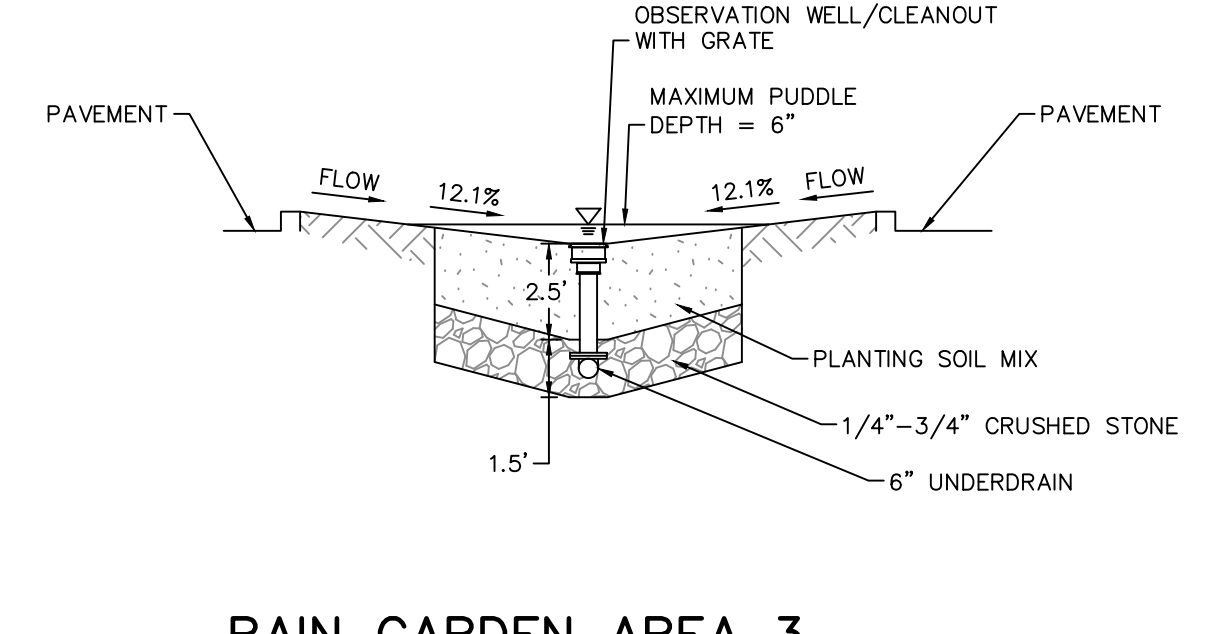
**DETENTION POND B**  
1"=5'



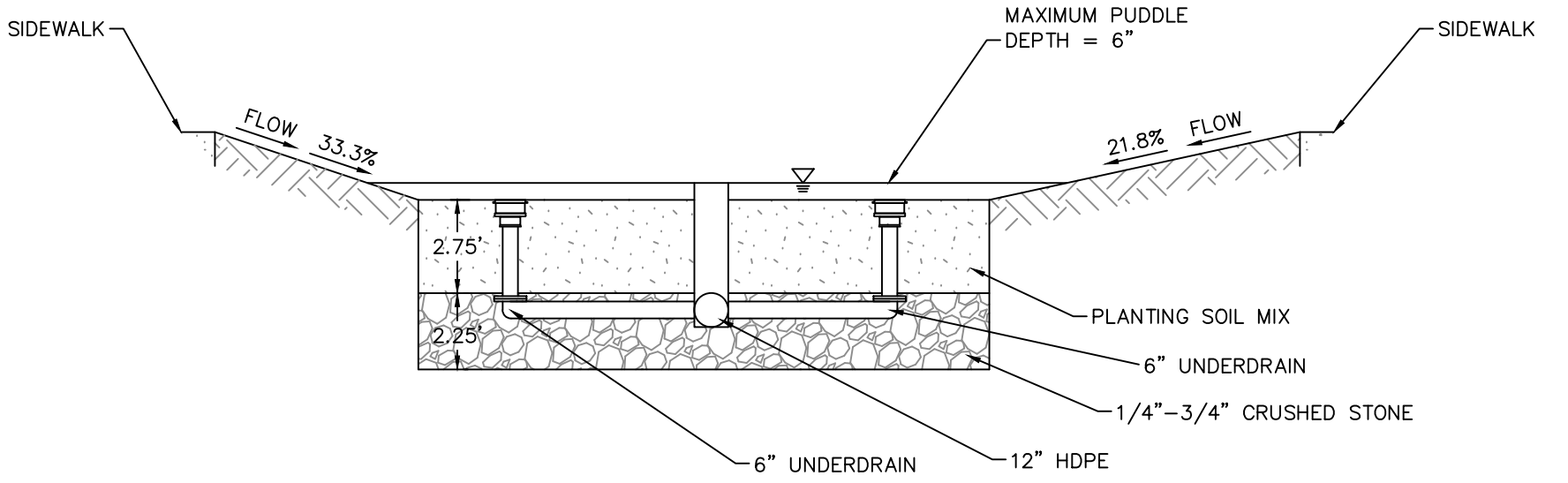
**RAIN GARDEN AREA 1**  
1"=5'



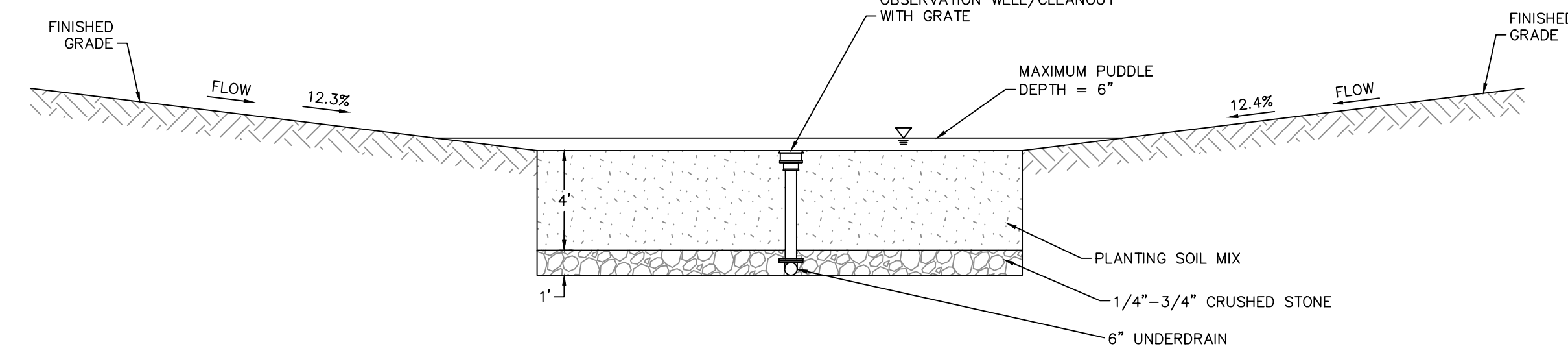
**RAIN GARDEN AREA 2**  
1"=5'



**RAIN GARDEN AREA 3**  
1"=5'



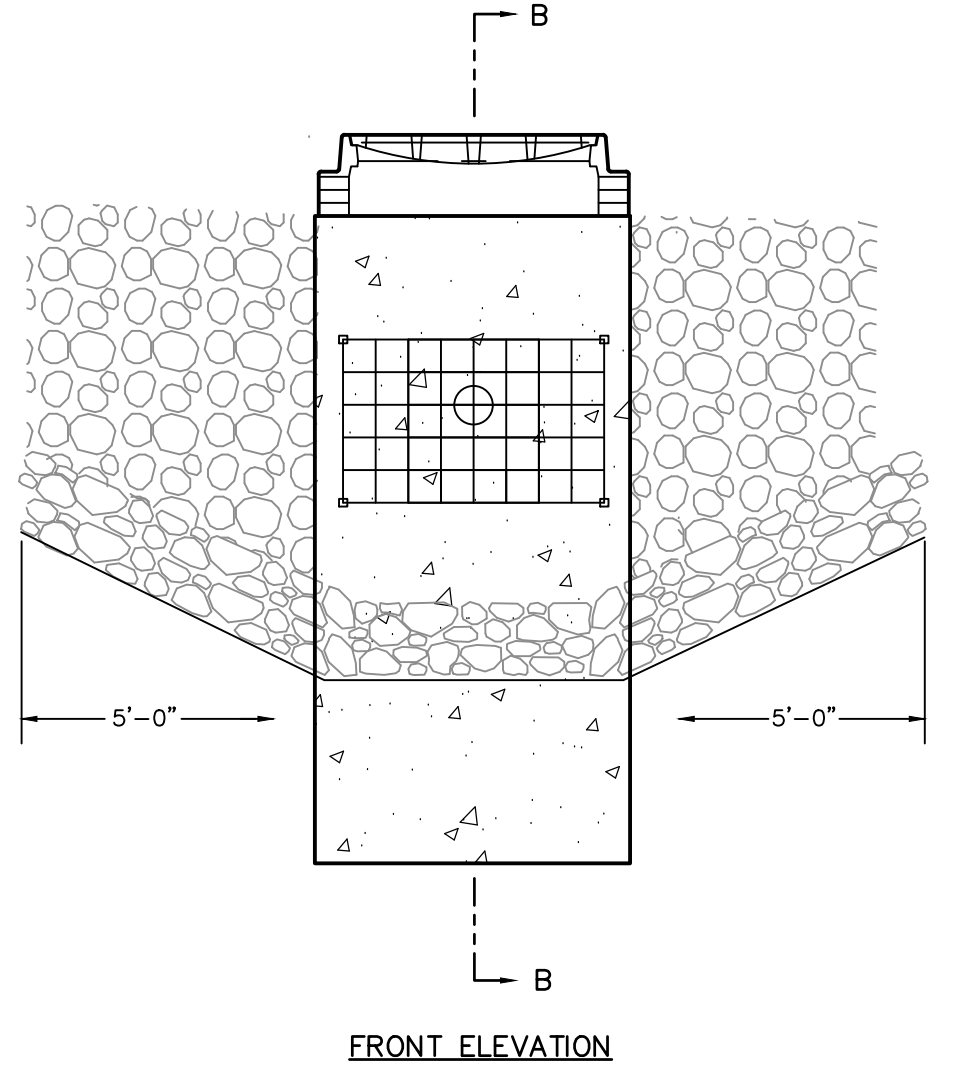
**RAIN GARDEN AREA 4**  
1"=5'



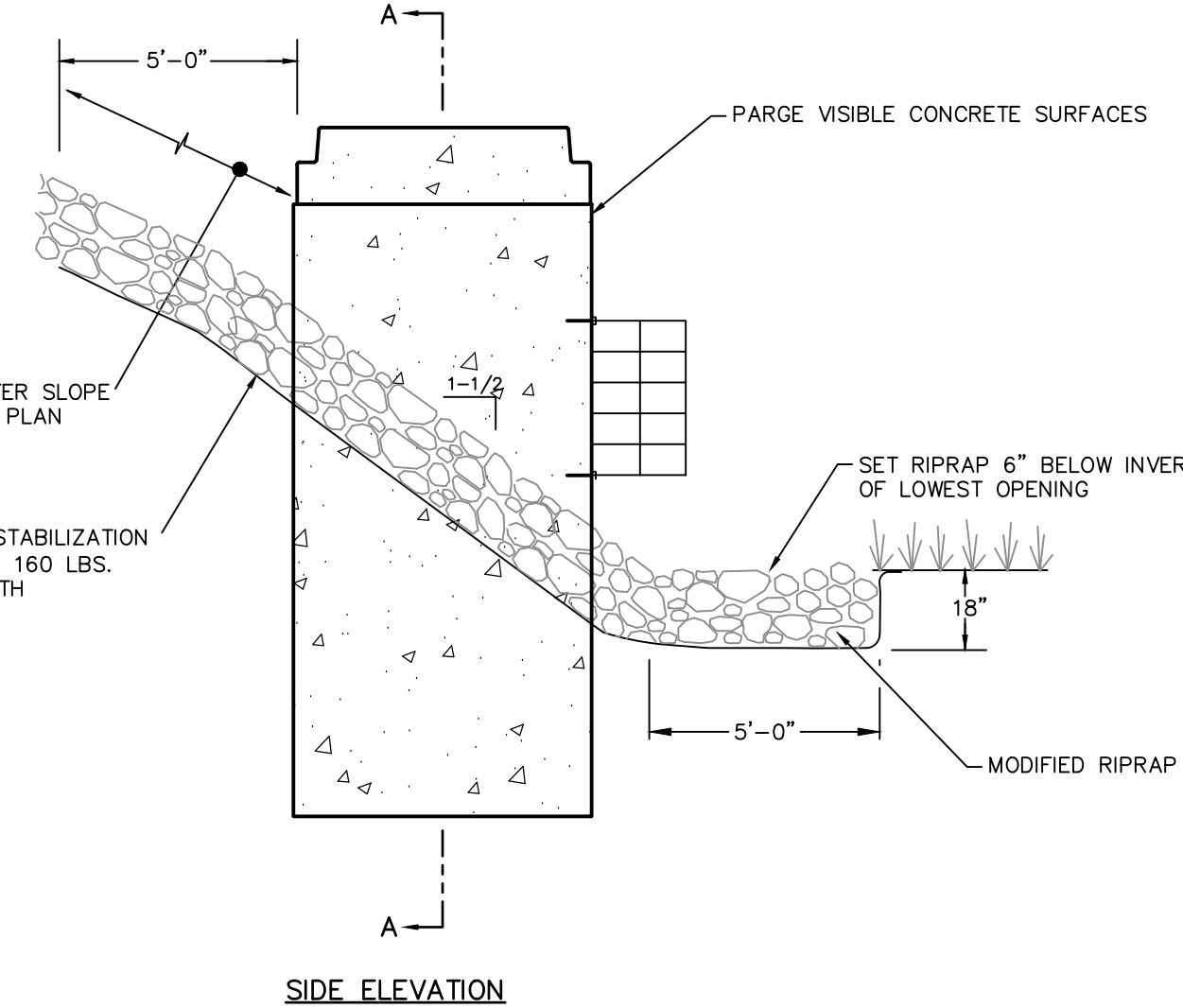
**RAIN GARDEN AREA 5**  
1"=5'

POST - CONSTRUCTION STORM DRAINAGE INSPECTION / MAINTENANCE		
STRUCTURE	FREQUENCY	ACTION
DETENTION PONDS & RAIN GARDENS INCLUDING OUTLET STRUCTURES	FIRST YEAR - WEEKLY OR AFTER STORM GREATER THEN 0.5" AFTER FIRST YEAR - EVERY 3 MONTHS OR AFTER MAJOR STORM	REMOVE SEDIMENT, BRUSH, DEBRIS, WOODY VEGETATION, NOTE/REPAIR SCOUR AND ANIMAL BURROWS. REMOVE SEDIMENT WITH VAC-ALL TRUCK OR BY HAND WHEN IT REACHES A DEPTH OF 6".
CATCH BASIN & YARD DRAIN SLUMPS AND HYDRODYNAMIC SEPARATORS	FIRST YEAR - MONTHLY AFTER FIRST YEAR - EVERY 3 MONTHS	REMOVE SEDIMENT AND DEBRIS WITH VAC-ALL TRUCK.
RIPRAP APRONS	FIRST YEAR - MONTHLY AFTER FIRST YEAR - EVERY 3 MONTHS	INSPECT FOR DAMAGE AND DETERIORATION. PERFORM REPAIRS IMMEDIATELY. REMOVE SEDIMENT USING A VAC-ALL TRUCK OR BY HAND. MECHANICAL REMOVAL IS NOT RECOMMENDED.

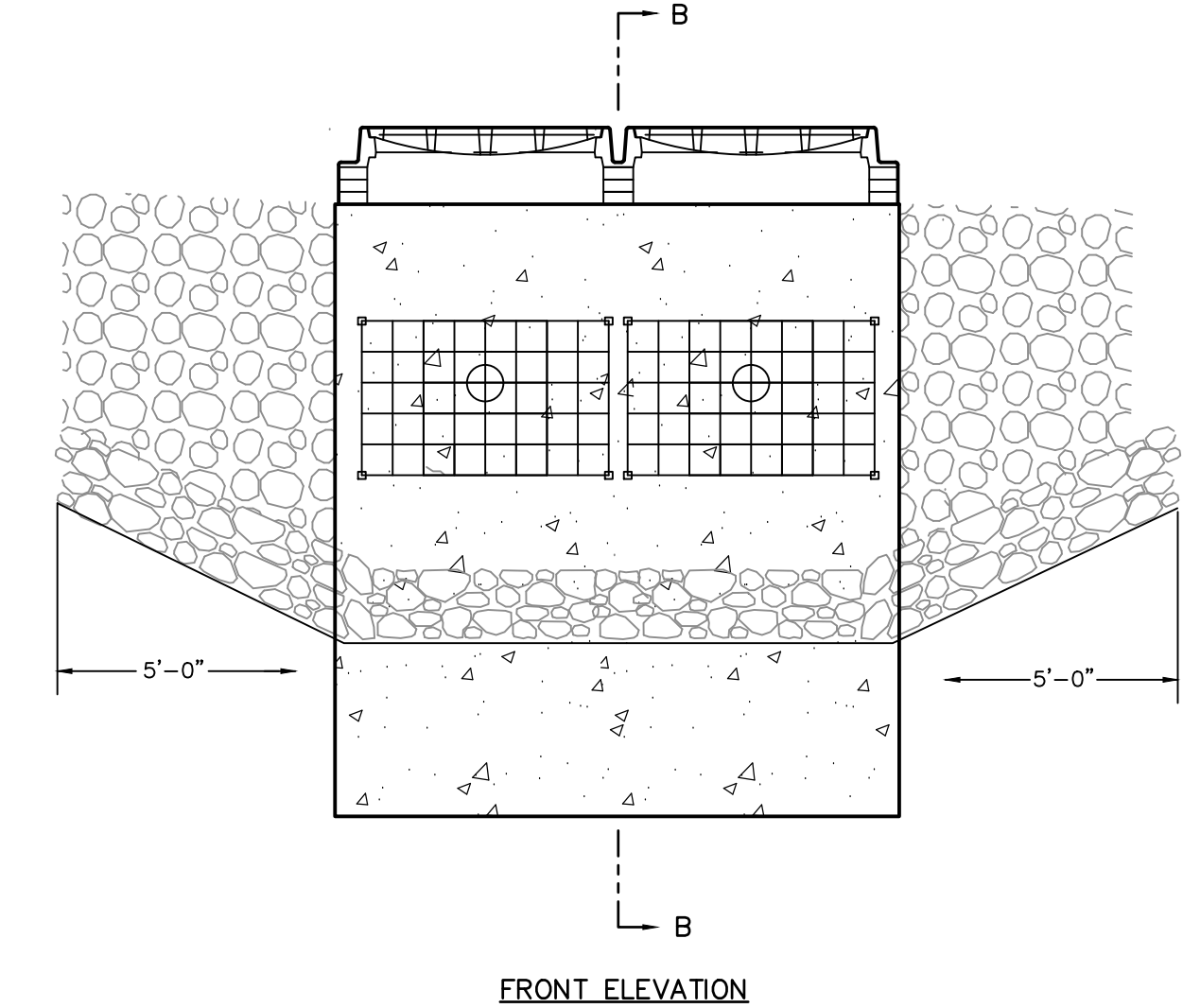
**STORMWATER SYSTEM INSPECTION & MAINTENANCE SCHEDULE**  
NOT TO SCALE



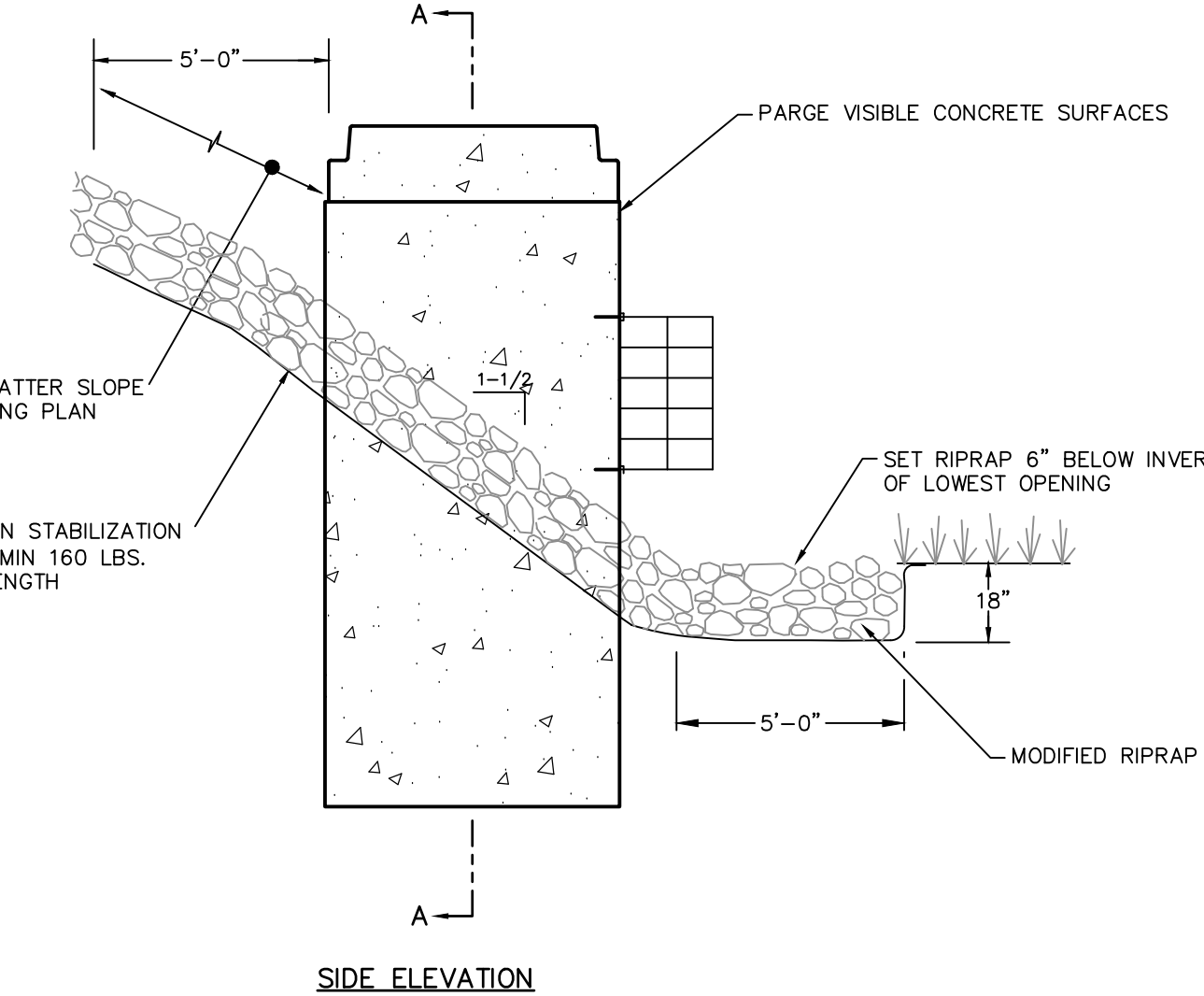
FRONT ELEVATION



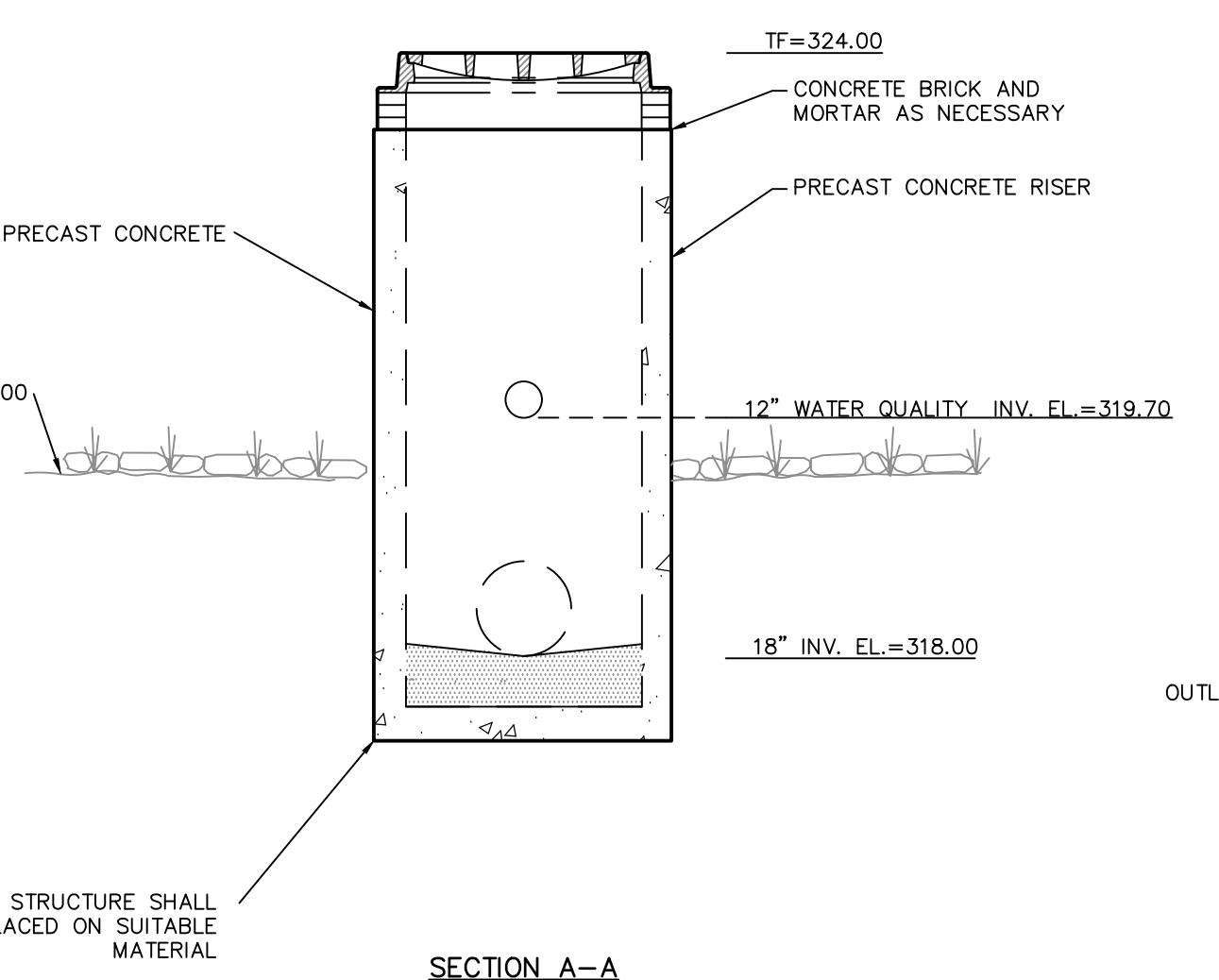
SIDE ELEVATION



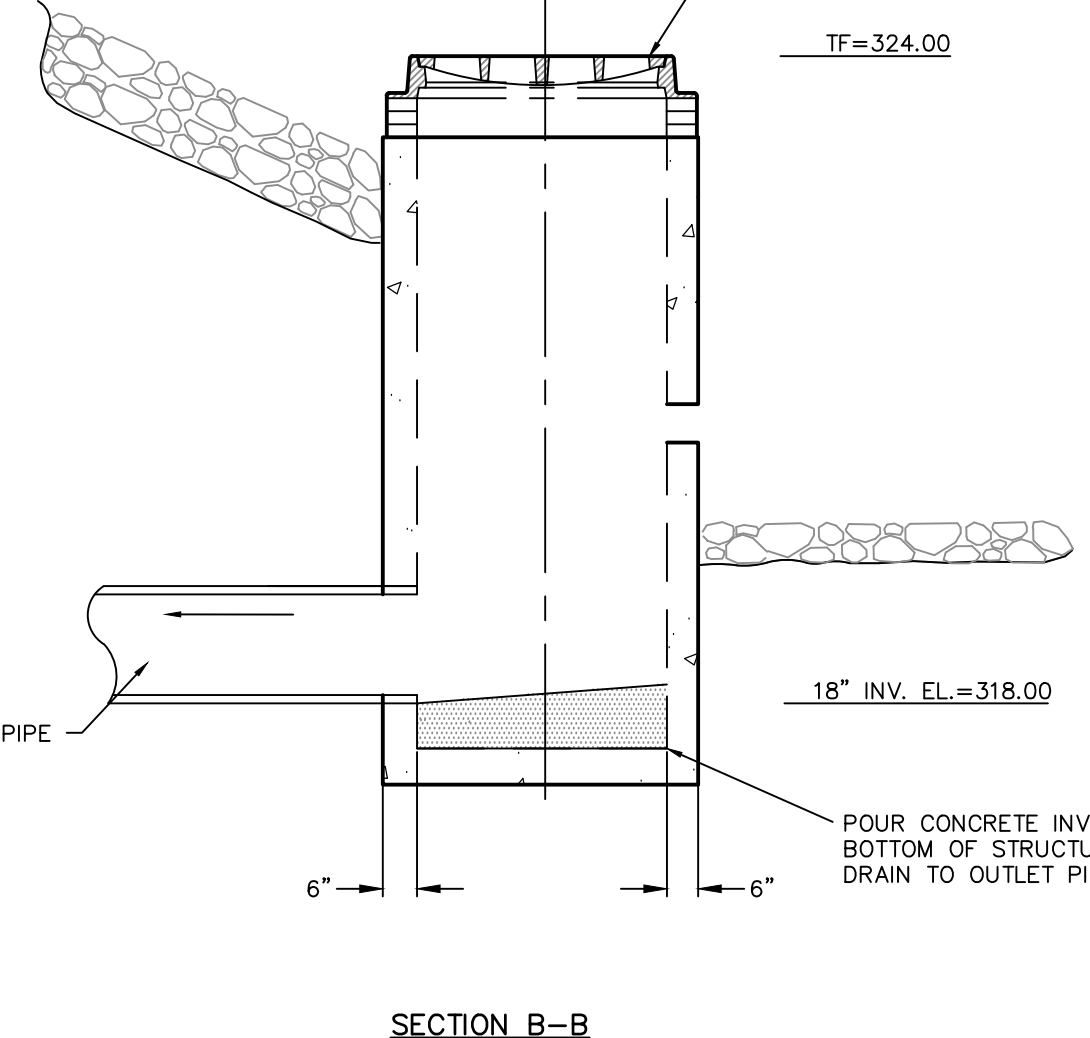
FRONT ELEVATION



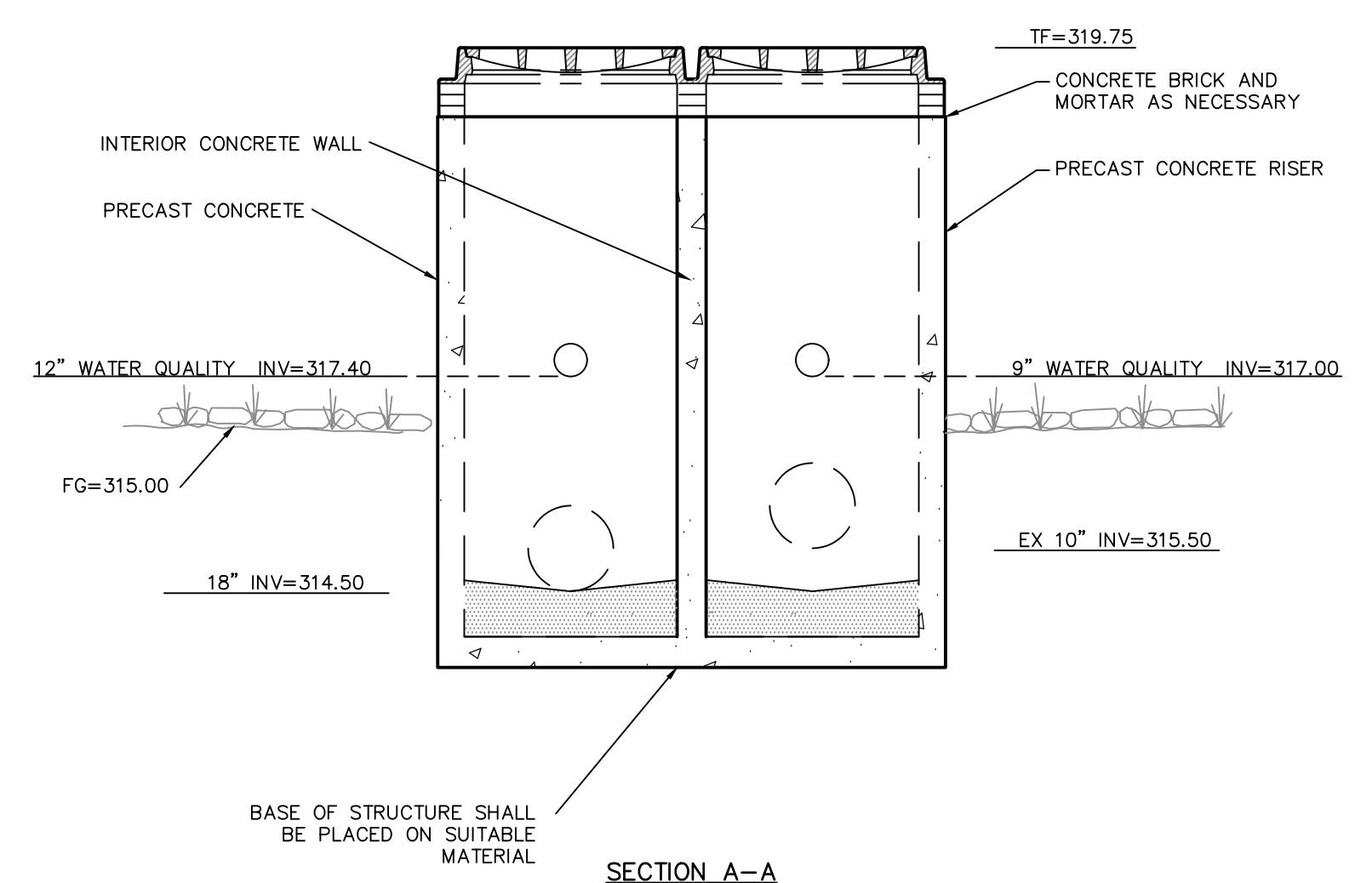
SIDE ELEVATION



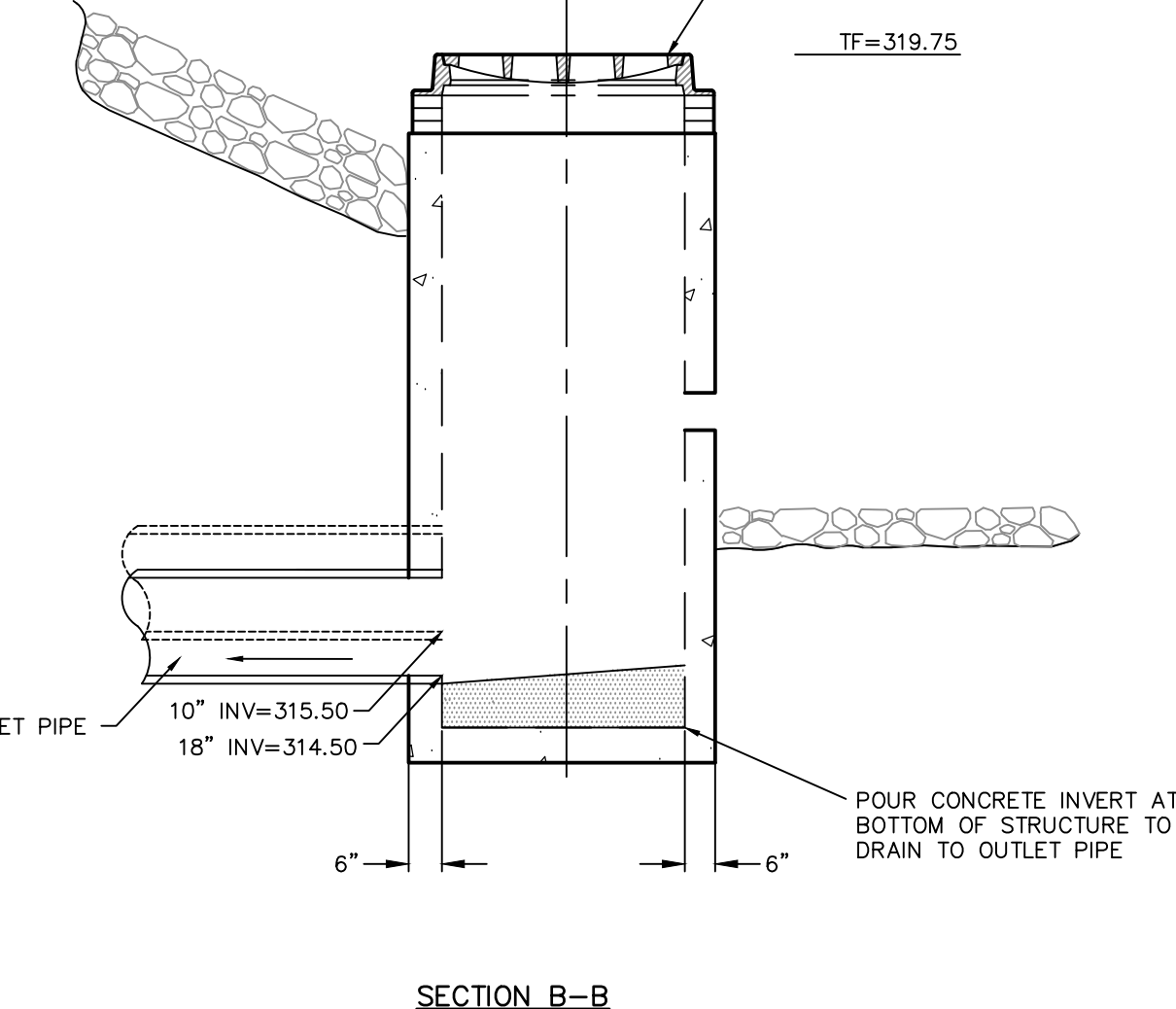
SECTION A-A



SECTION B-B



SECTION A-A



SECTION B-B

**DETENTION POND A OUTLET CONTROL STRUCTURE - CB 67 (NORTHERN BASIN)**  
NOT TO SCALE

**DETENTION POND B OUTLET CONTROL STRUCTURE - CB 68 (SOUTHERN BASIN)**  
NOT TO SCALE

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01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**DRAINAGE DETAILS**

Scale:  
Date: 04/21/23  
Project #: 20111246.55N  
Dwg #:  
REV #

**CD-505**

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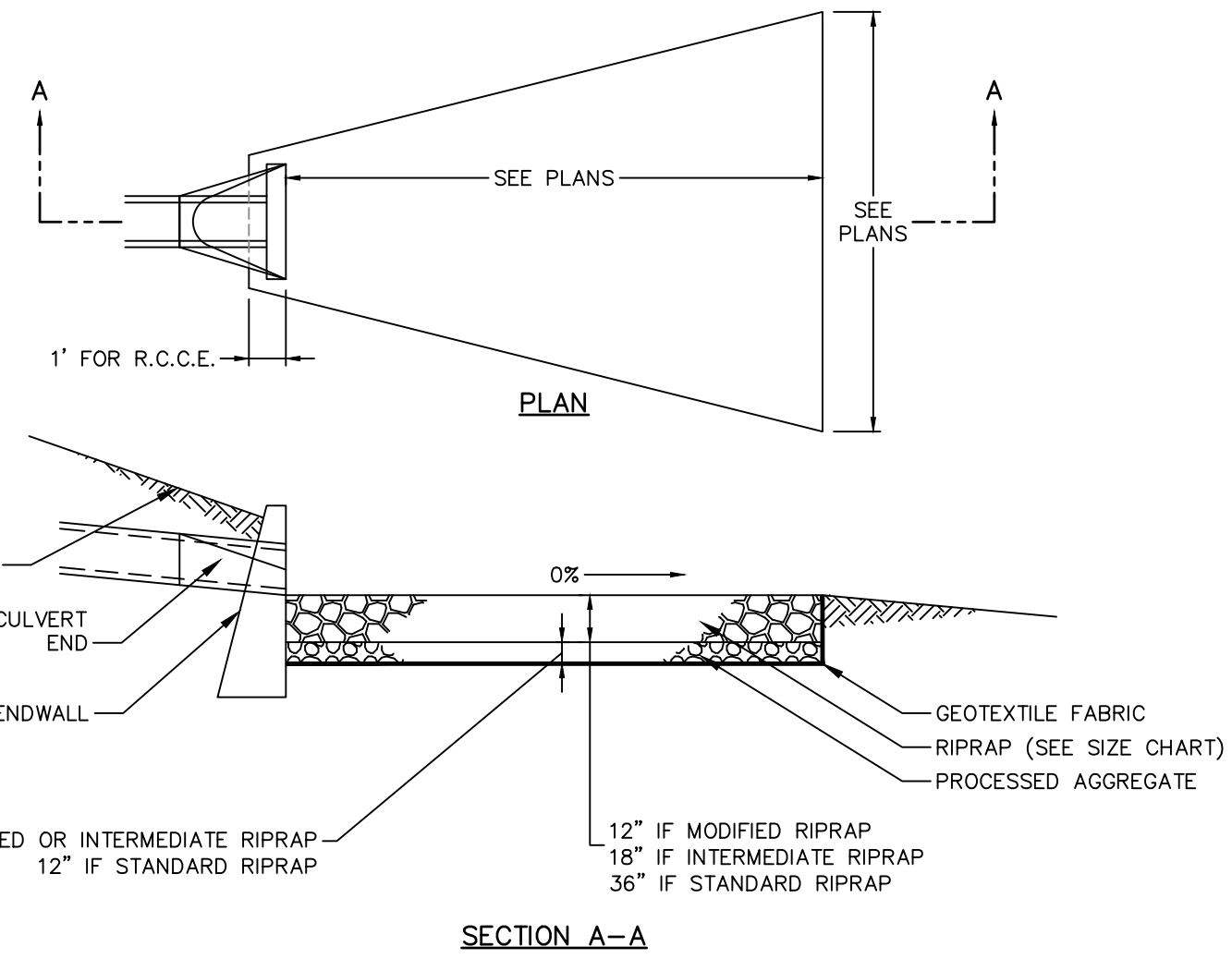
A

B

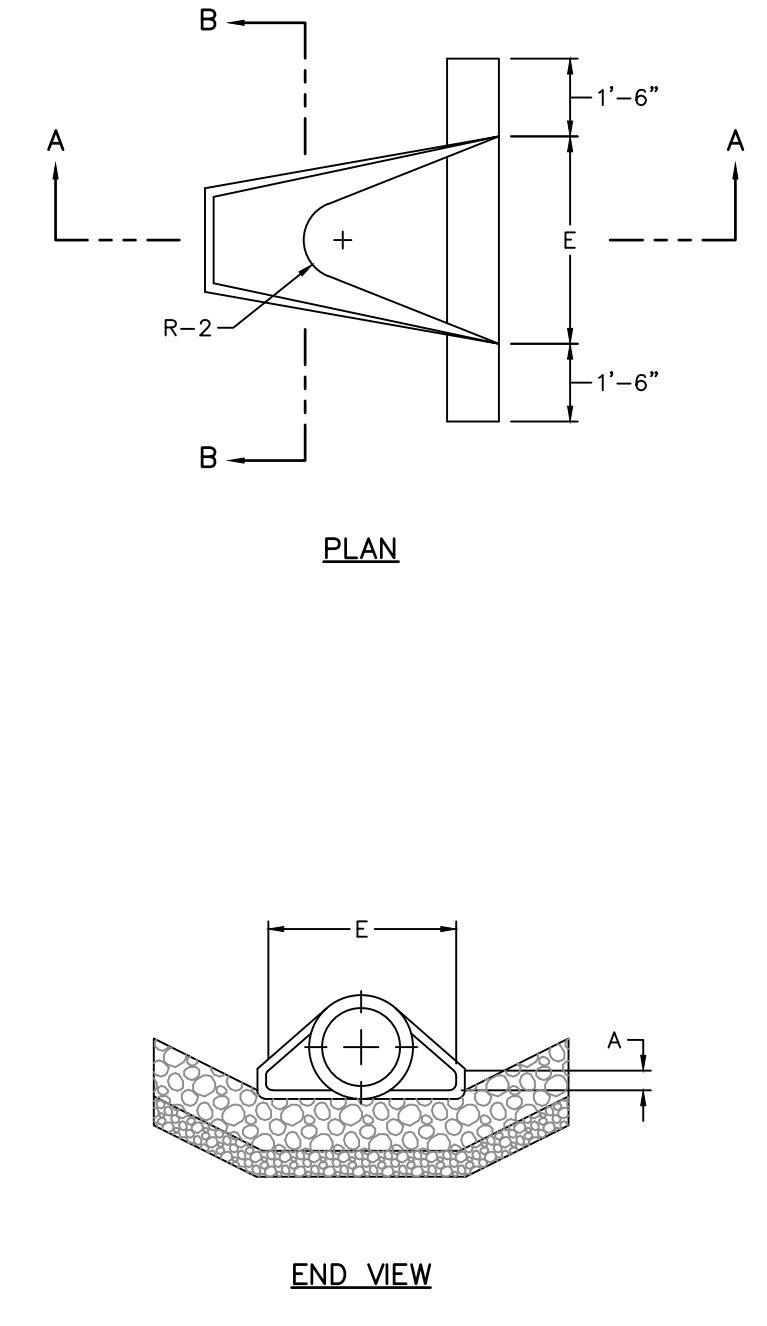
C

D

E

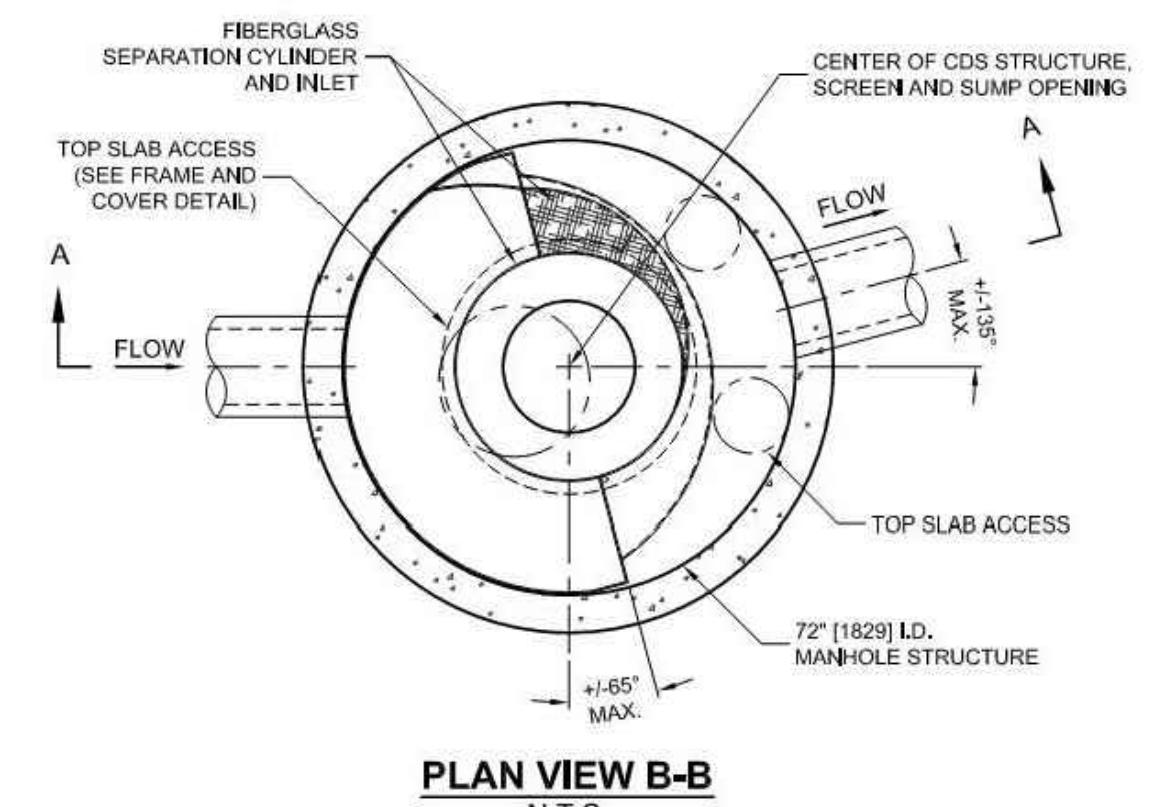


**RIPRAP APRON**  
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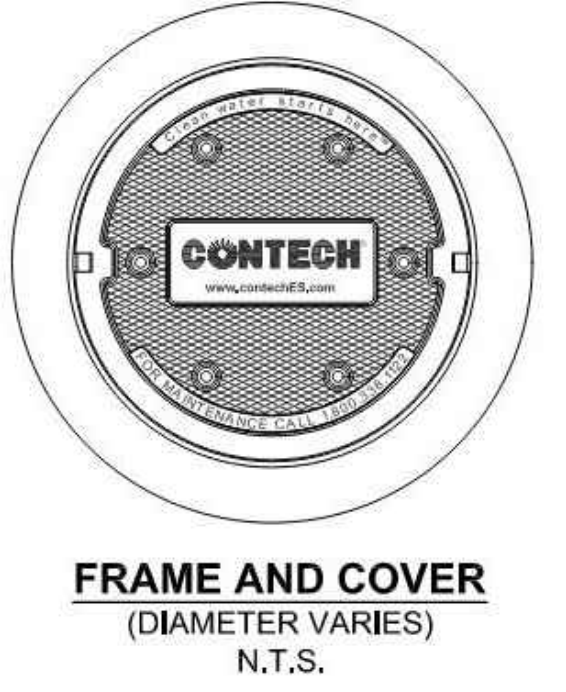


**CULVERT END**  
NOT TO SCALE

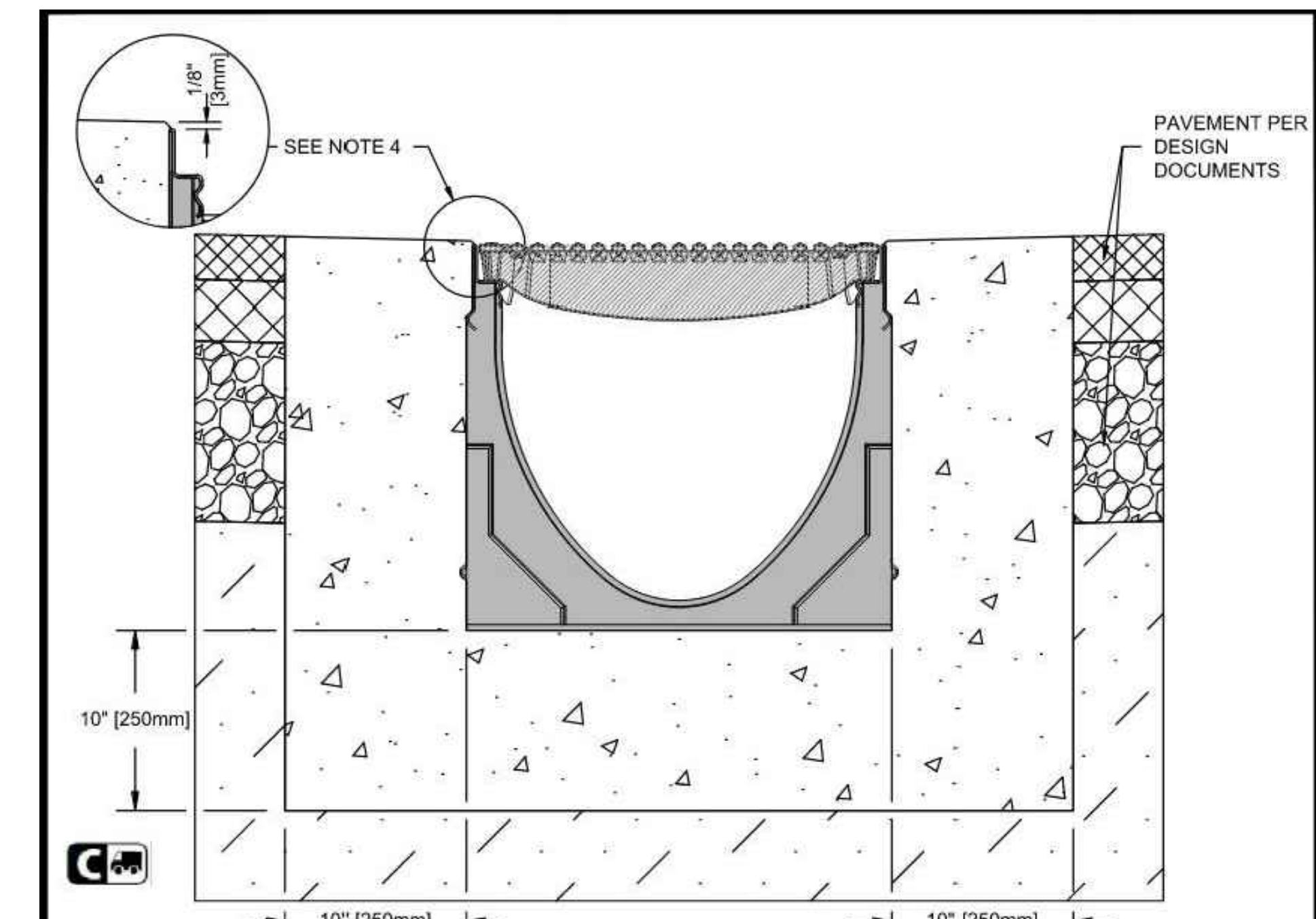
DIMENSIONS						
DIA.	A	B	C	D	E	F
12"	4"	2'-0"	6'-0 3/8"	6'-0 3/8"	2'-0"	1'-7 15/16"
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-5"
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-9 3/16"
30"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3'-1"
36"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	3'-11 13/16"
42"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4'-5 7/8"
48"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	4'-8 1/2"



CDS3020-6-C DESIGN NOTES	
THE STANDARD CDS3020-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
<b>CONFIGURATION DESCRIPTION</b>	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NUDEP / NJCAT CONFORMING UNITS	



SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/S)			
PEAK FLOW RATE (CFS OR L/S)			
RETURN PERIOD OF PEAK FLOW (YRS)			
SCREEN APERTURE (2400 OR 4700)			
PIPE DATA:	LE.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
FIN ELEVATION			
ANTI-FLOTTATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			



- NOTES:**
- IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. **ENGINEERING ADVICE MAY BE REQUIRED.**
  - MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
  - EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. **ENGINEERING ADVICE MUST BE REQUIRED.**
  - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
  - CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. **ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.**
  - REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

**SPECIFICATION CLAUSE**

**K300 KLASIKDRAIN 'DRAINLOK' LOAD CLASS C**

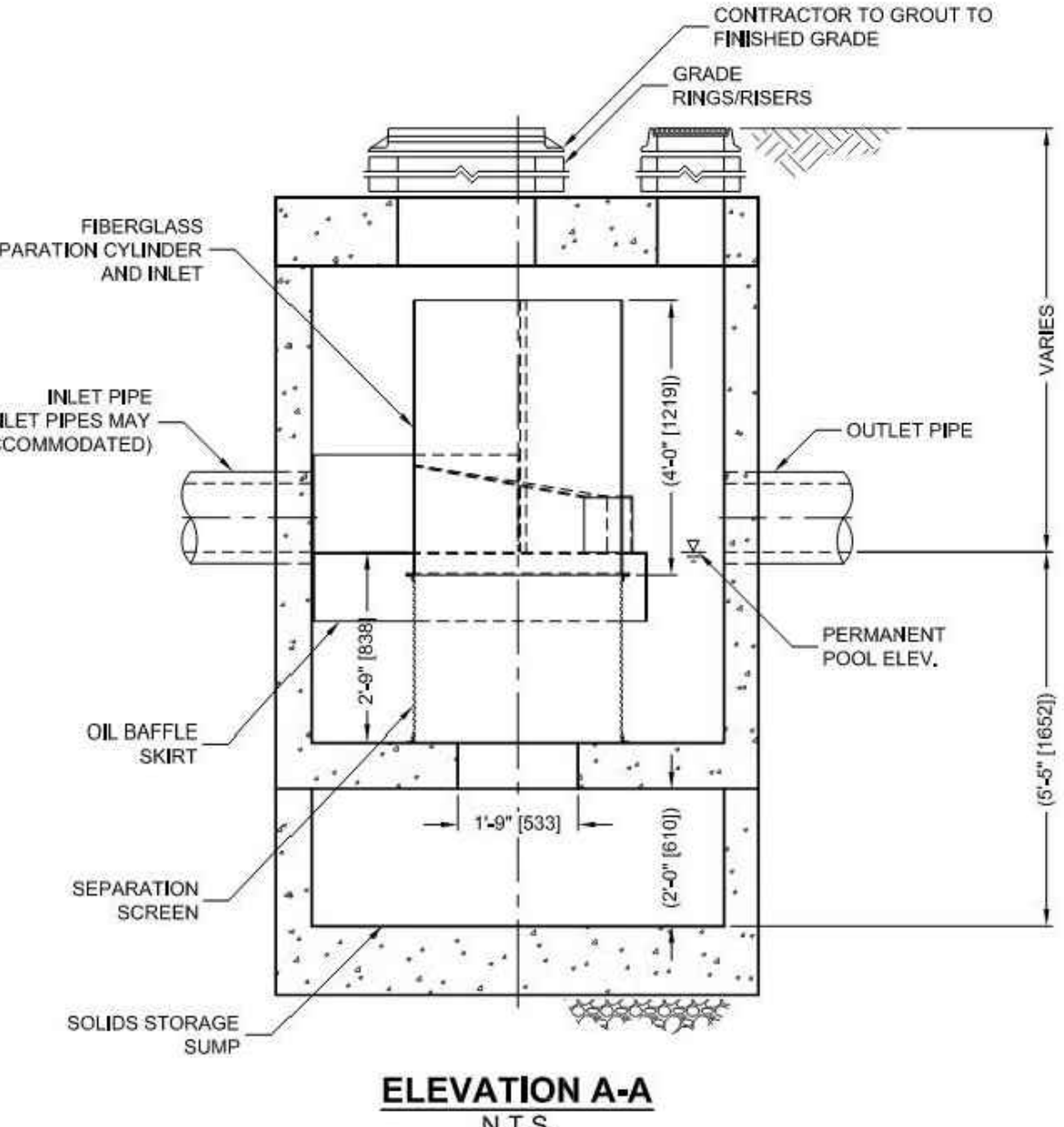
**GENERAL**  
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K300 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

**MATERIALS**  
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:  
 COMPRESSIVE STRENGTH: 14,000 PSI  
 FLEXURAL STRENGTH: 4,000 PSI  
 TENSILE STRENGTH: 1,500 PSI  
 WATER ABSORPTION: 0.07%  
 FROST PROOF: YES  
 DILUTE ACID AND ALKALI RESISTANT: YES  
 B117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (360mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



STMH #	WQF (cfs)	MODEL #
132	1.47	CDS2025
134	0.92	CDS2020
135	2.77	CDS3030
136	0.41	CDS2015
137	1.91	CDS3020

**HYDRODYNAMIC SEPARATOR**



**CDS3020-6-C**  
INLINE CDS  
STANDARD DETAIL

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Signed & Sealed By: Craig Lapinski, P.E.

Project Name:  
**PFIZER PEARL RIVER PROJECT VITALITY**

Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

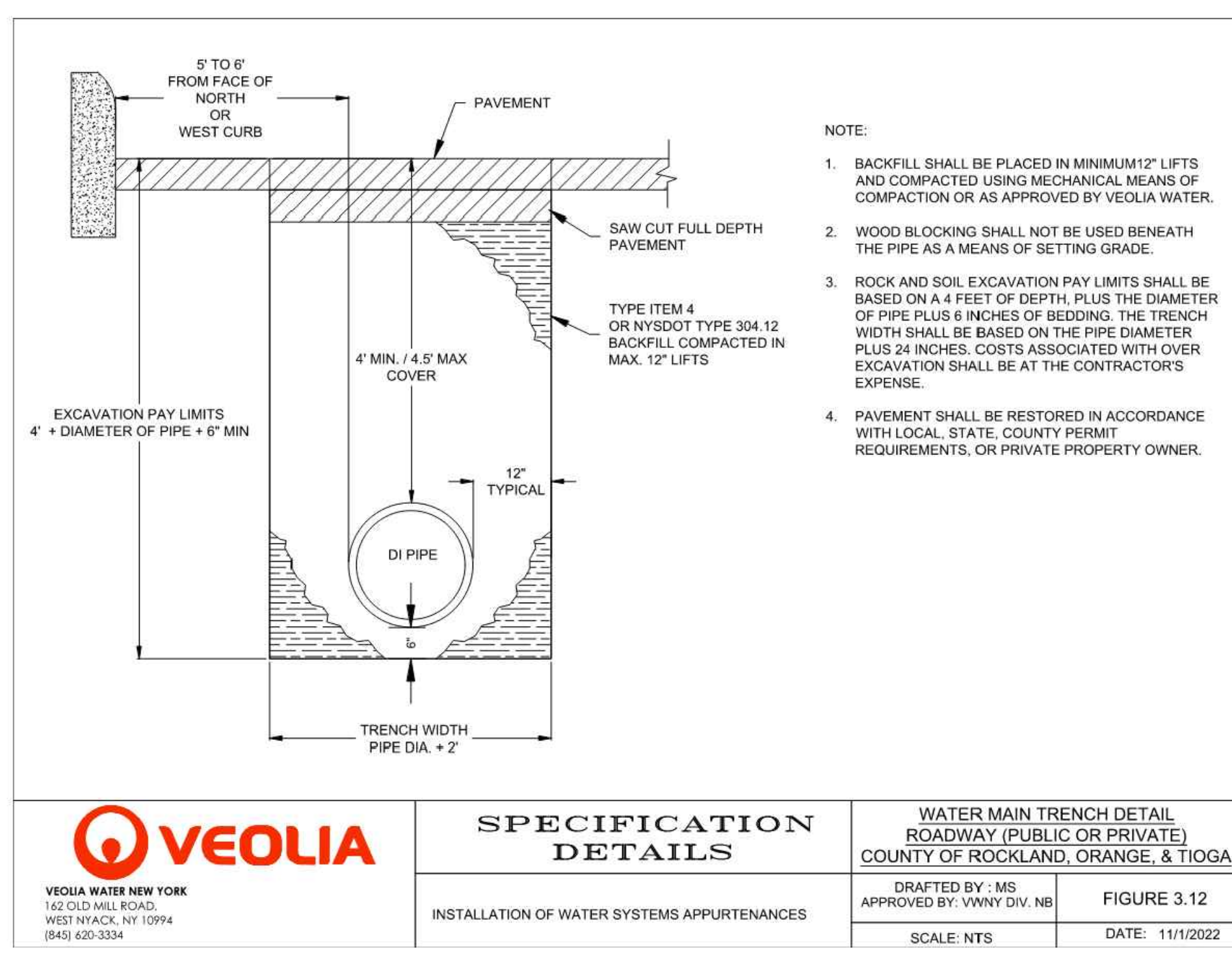
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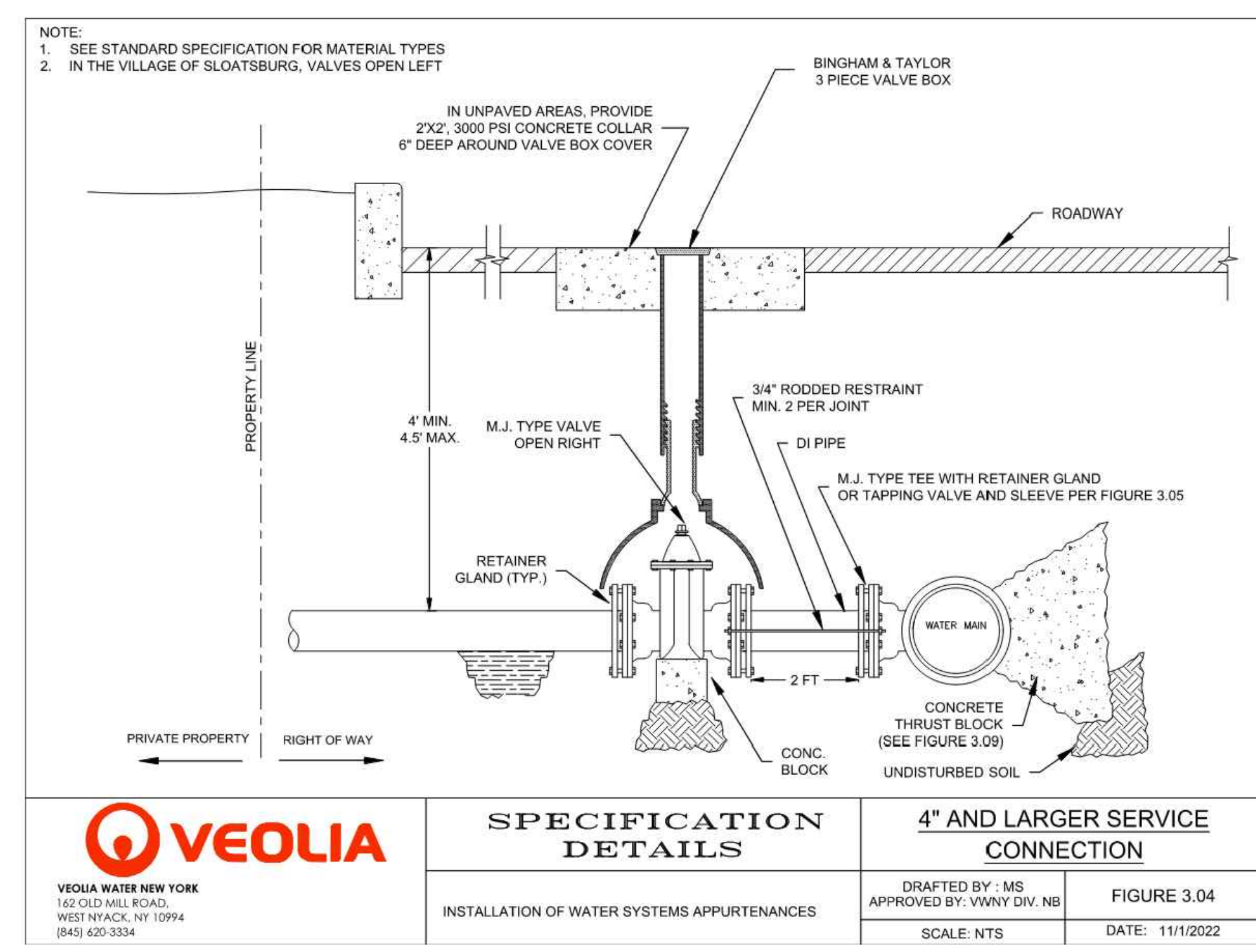
**Pfizer GLOBAL RESEARCH AND DEVELOPMENT**

Sheet Title  
**DRAINAGE DETAILS**

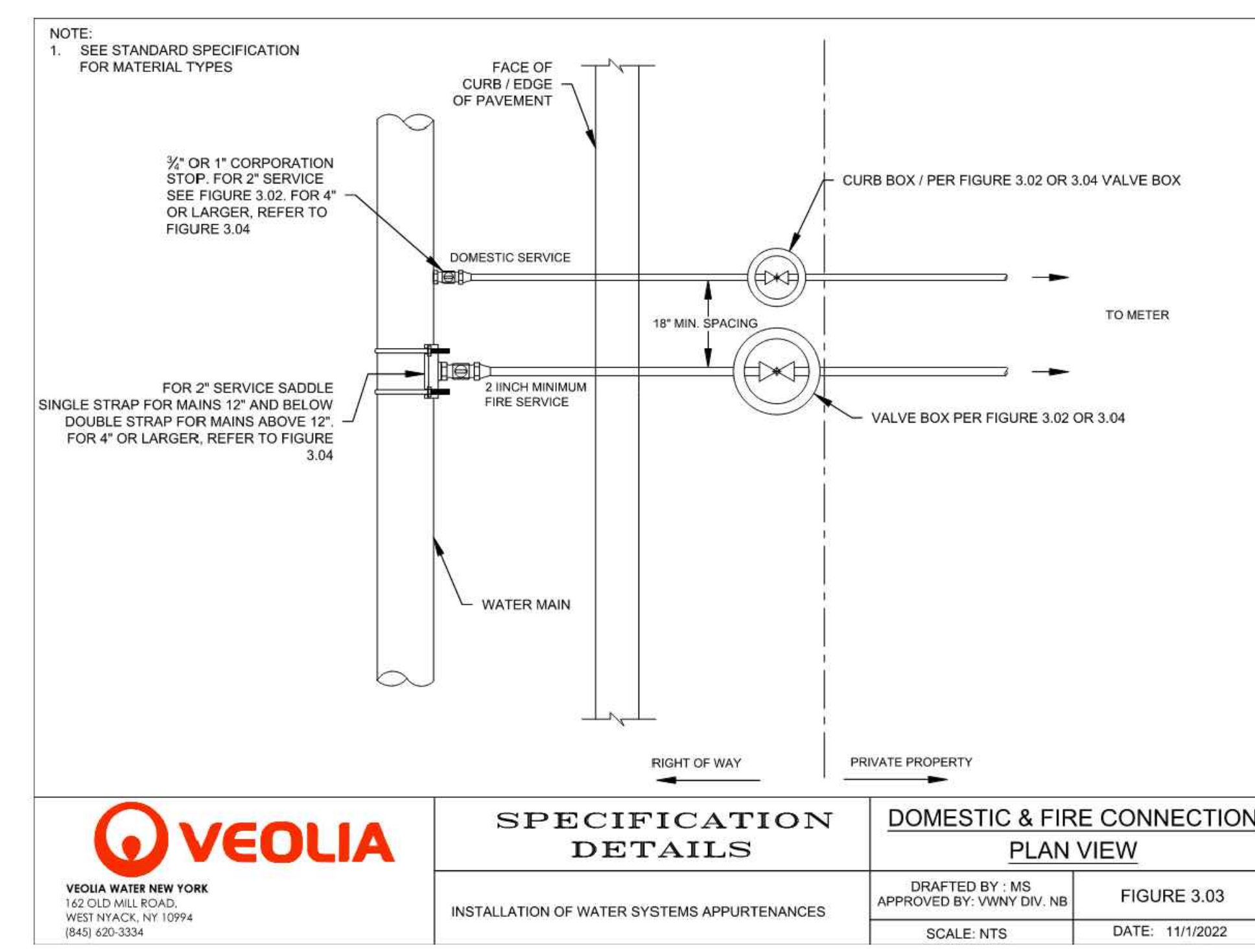
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Date: 04/21/23  
Project #: 20111246.55N  
Dwg #:  
REV #



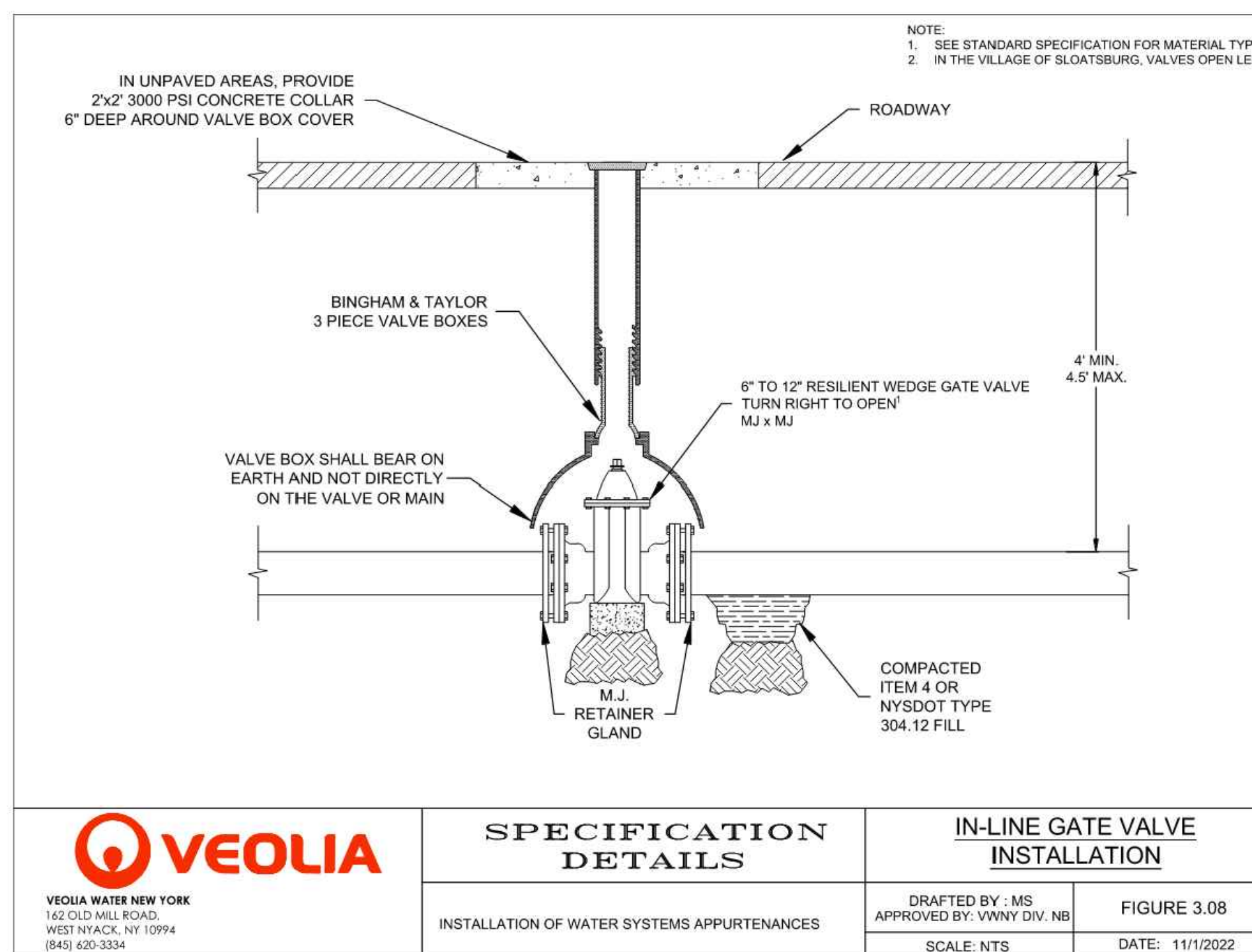
VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	WATER MAIN TRENCH DETAIL ROADWAY (PUBLIC OR PRIVATE) COUNTY OF ROCKLAND, ORANGE, & TIOGA	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.12
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



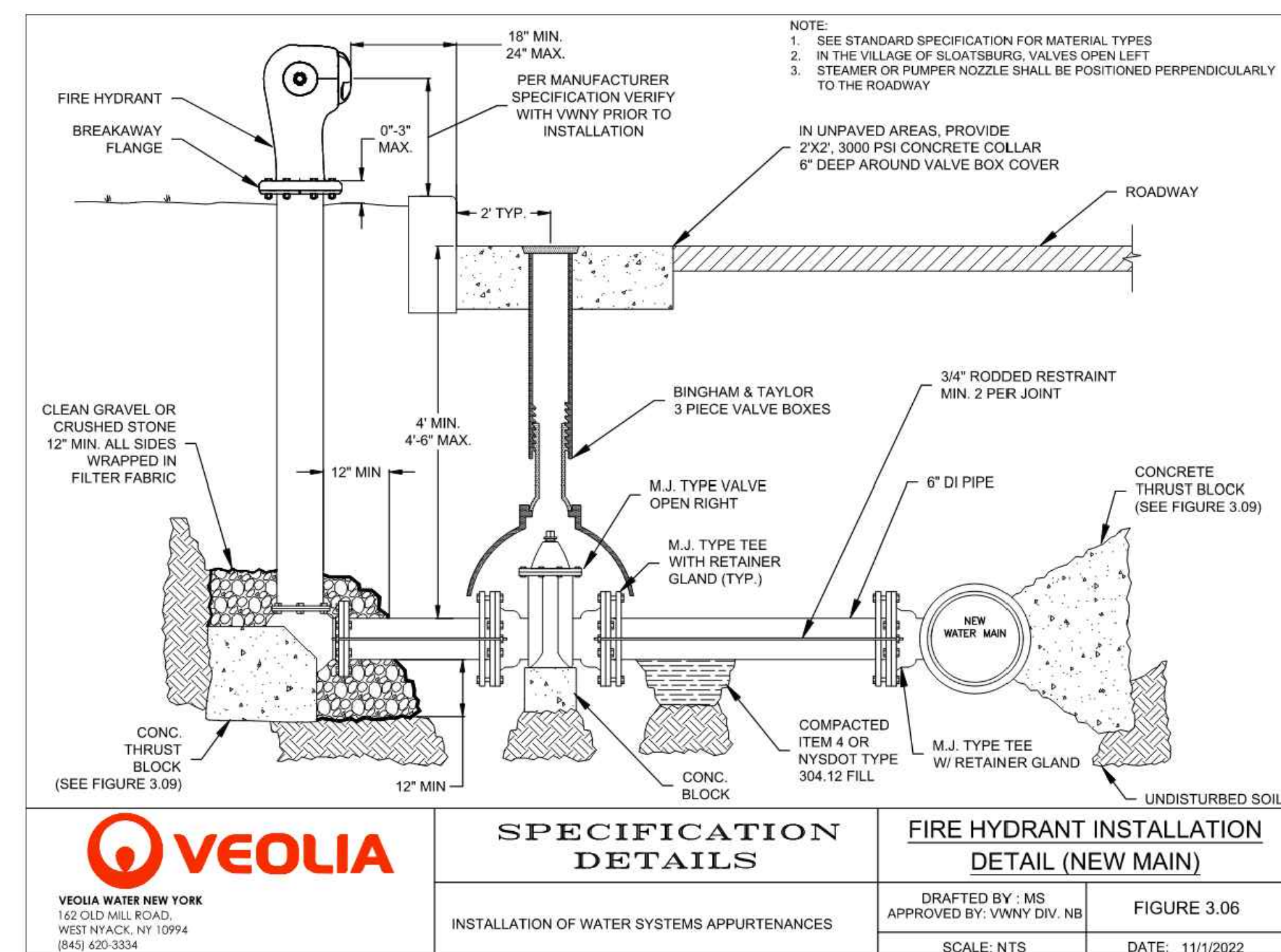
VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	4\"/>	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.04
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



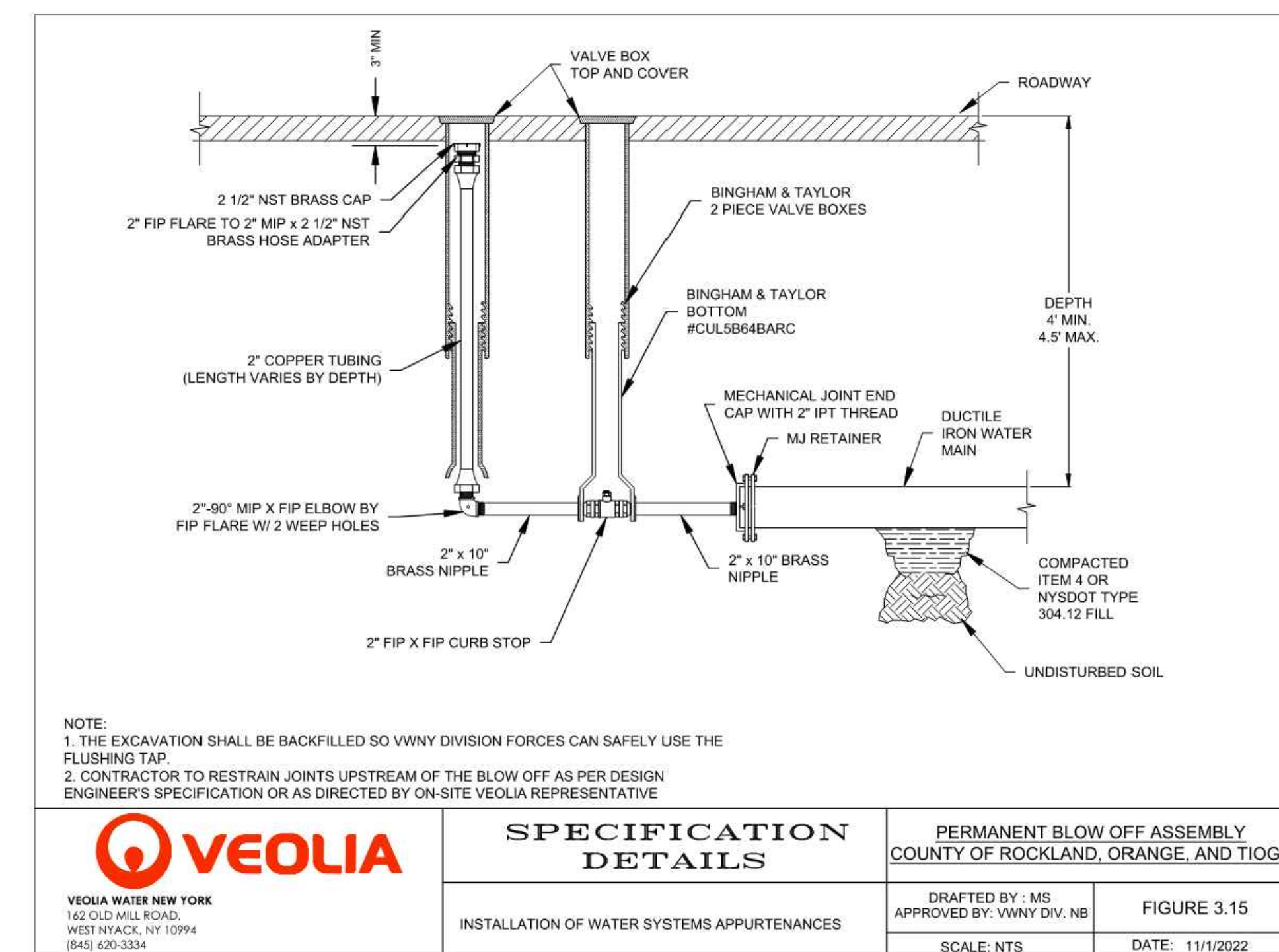
VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	DOMESTIC & FIRE CONNECTION PLAN VIEW	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.03
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



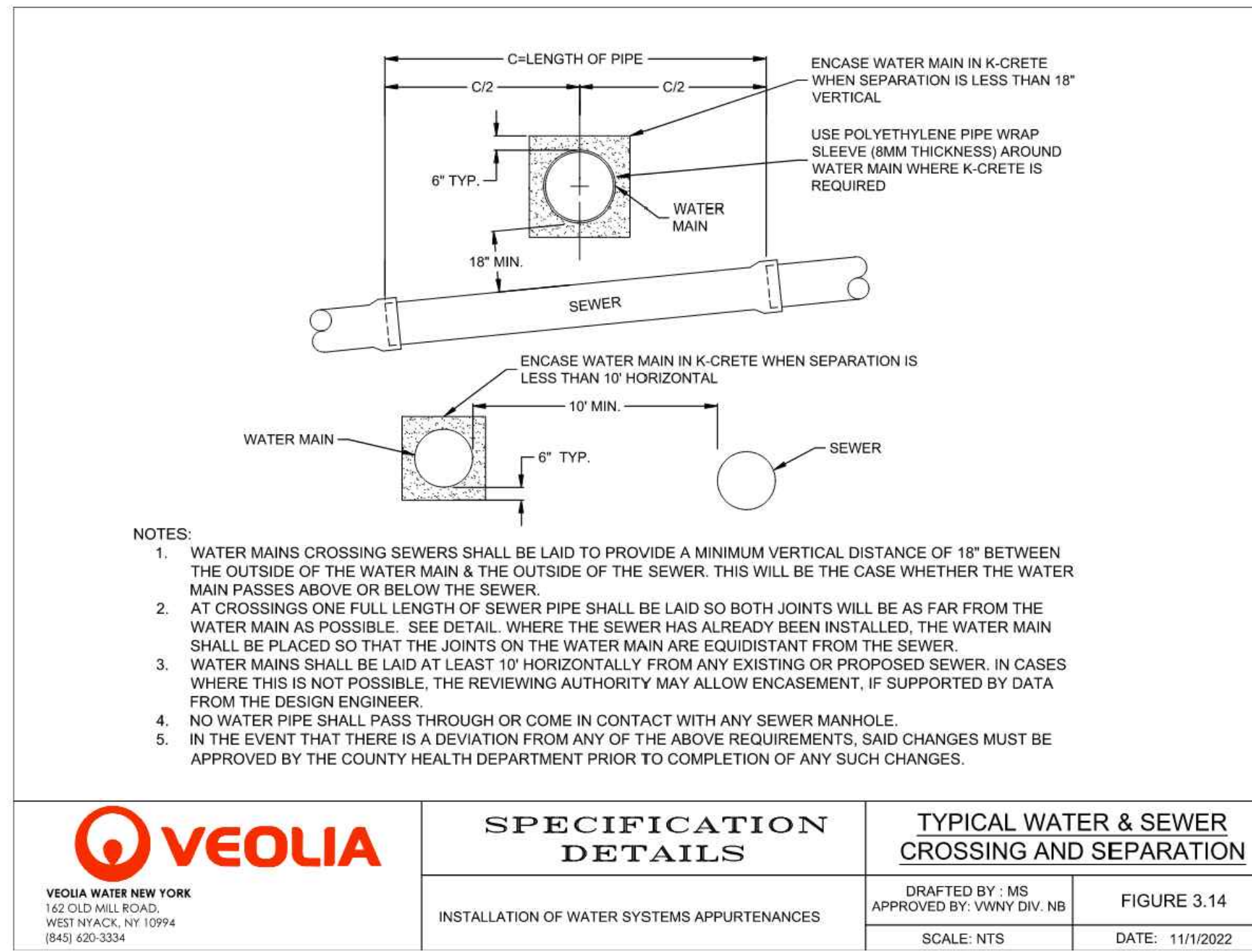
VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	IN-LINE GATE VALVE INSTALLATION	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.08
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



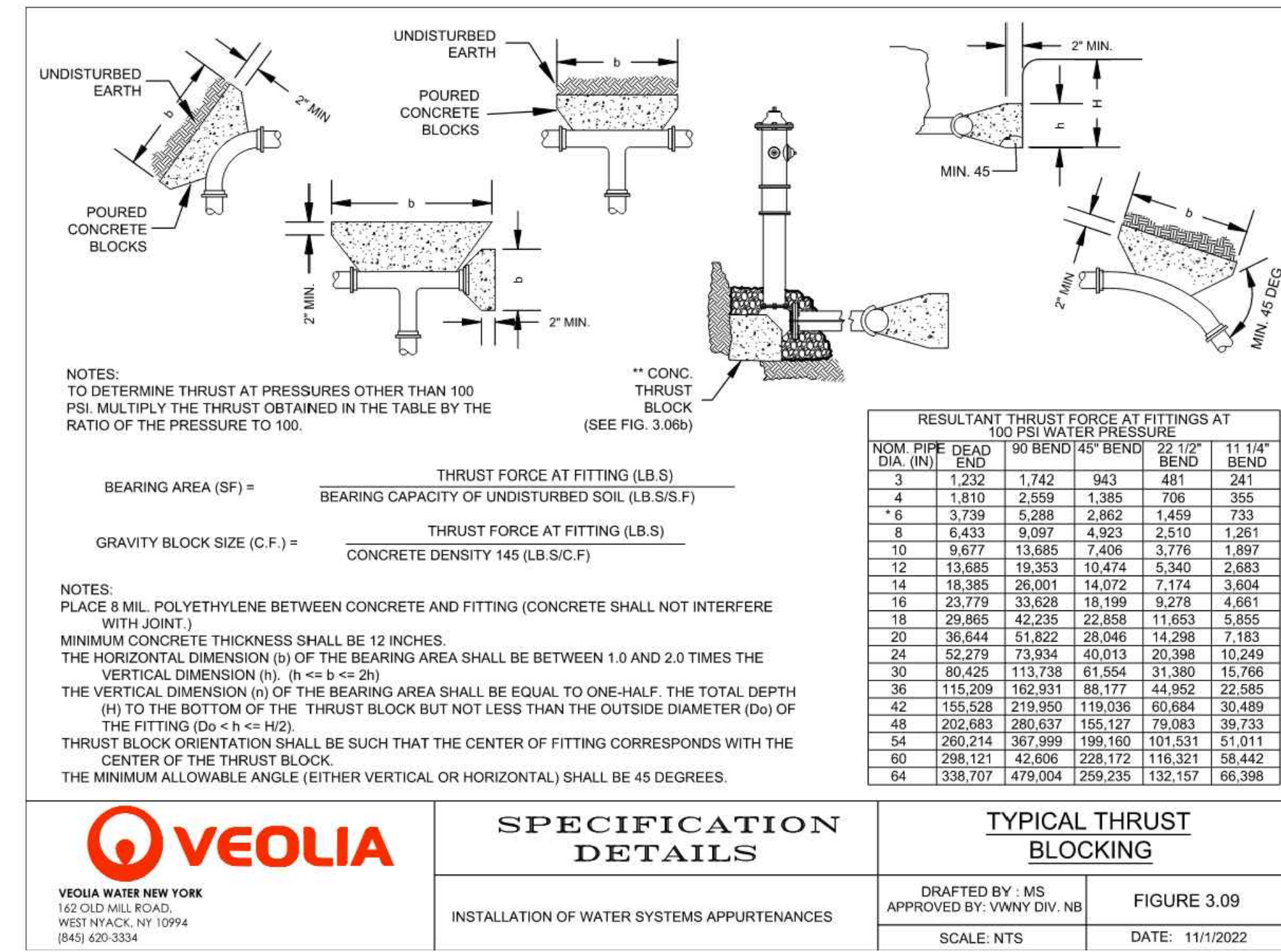
VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	FIRE HYDRANT INSTALLATION DETAIL (NEW MAIN)	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.06
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



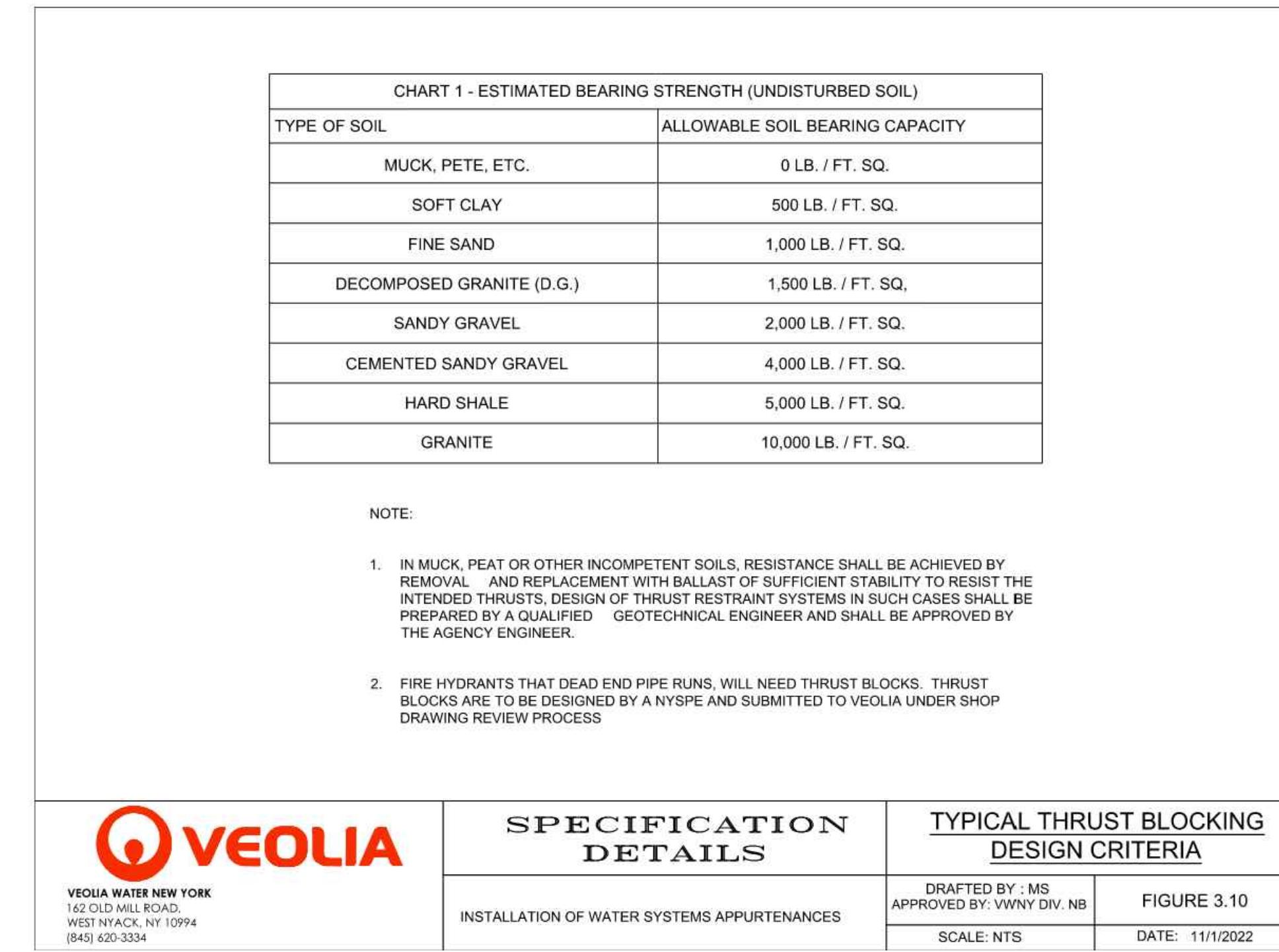
VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	PERMANENT BLOW OFF ASSEMBLY DETAIL	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.15
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	TYPICAL WATER & SEWER CROSSING AND SEPARATION	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.14
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	TYPICAL THRUST BLOCKING	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.09
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022



VEOLIA VEOLIA WATER NEW YORK 162 OLD MILL ROAD, WEST HAVACK, NY 10994 (845) 620-3334	SPECIFICATION DETAILS	TYPICAL THRUST BLOCKING DESIGN CRITERIA	
		DRAFTED BY: MS APPROVED BY: VVNY DIV. NB	FIGURE 3.10
INSTALLATION OF WATER SYSTEMS APPURTENANCES		SCALE: NTS	DATE: 11/1/2022

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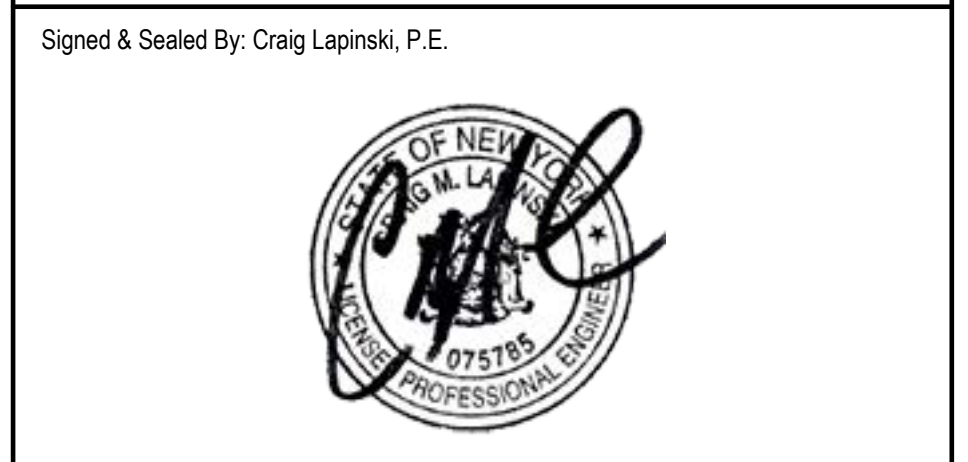
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WSP  
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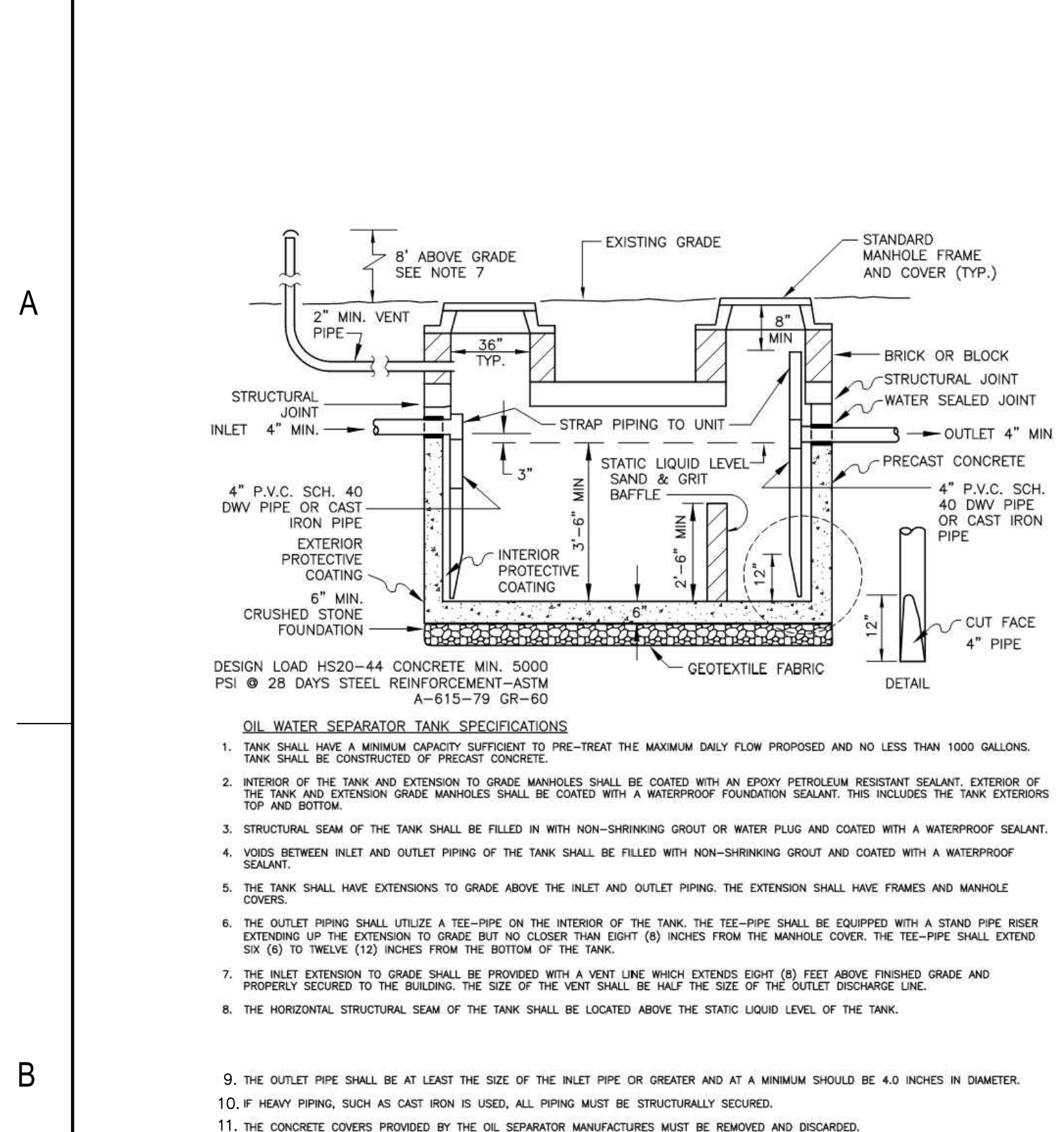
Project Name:  
**PFIZER PEARL RIVER  
PROJECT VITALITY**

Rev	Date	Description
01/06/2023	04/03/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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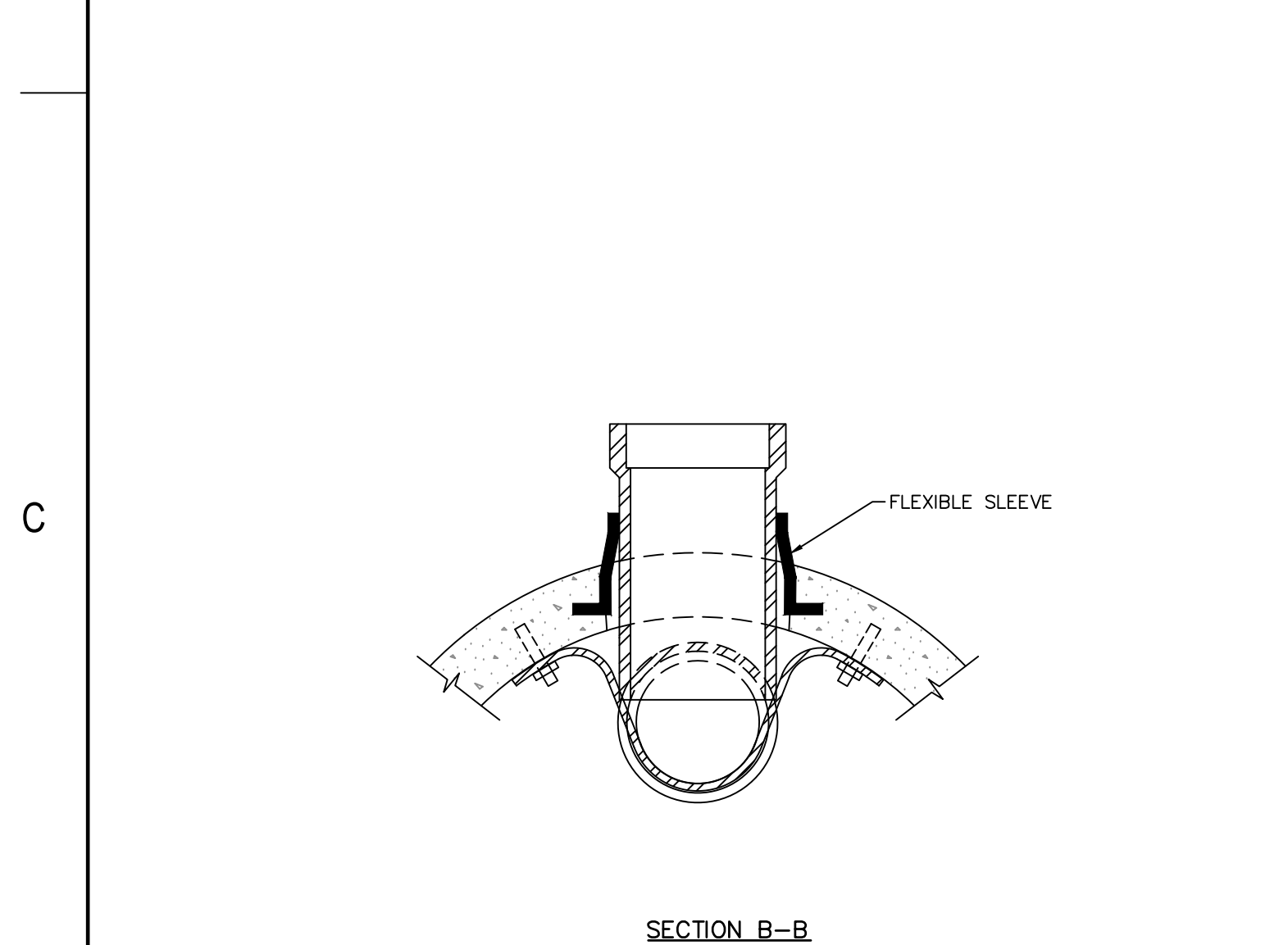
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Sheet Title <b>SITE UTILITY DETAILS</b>	
Scale:	
Date:	04/21/23
Project #:	20111246.S5N
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<b>CD-507</b>	

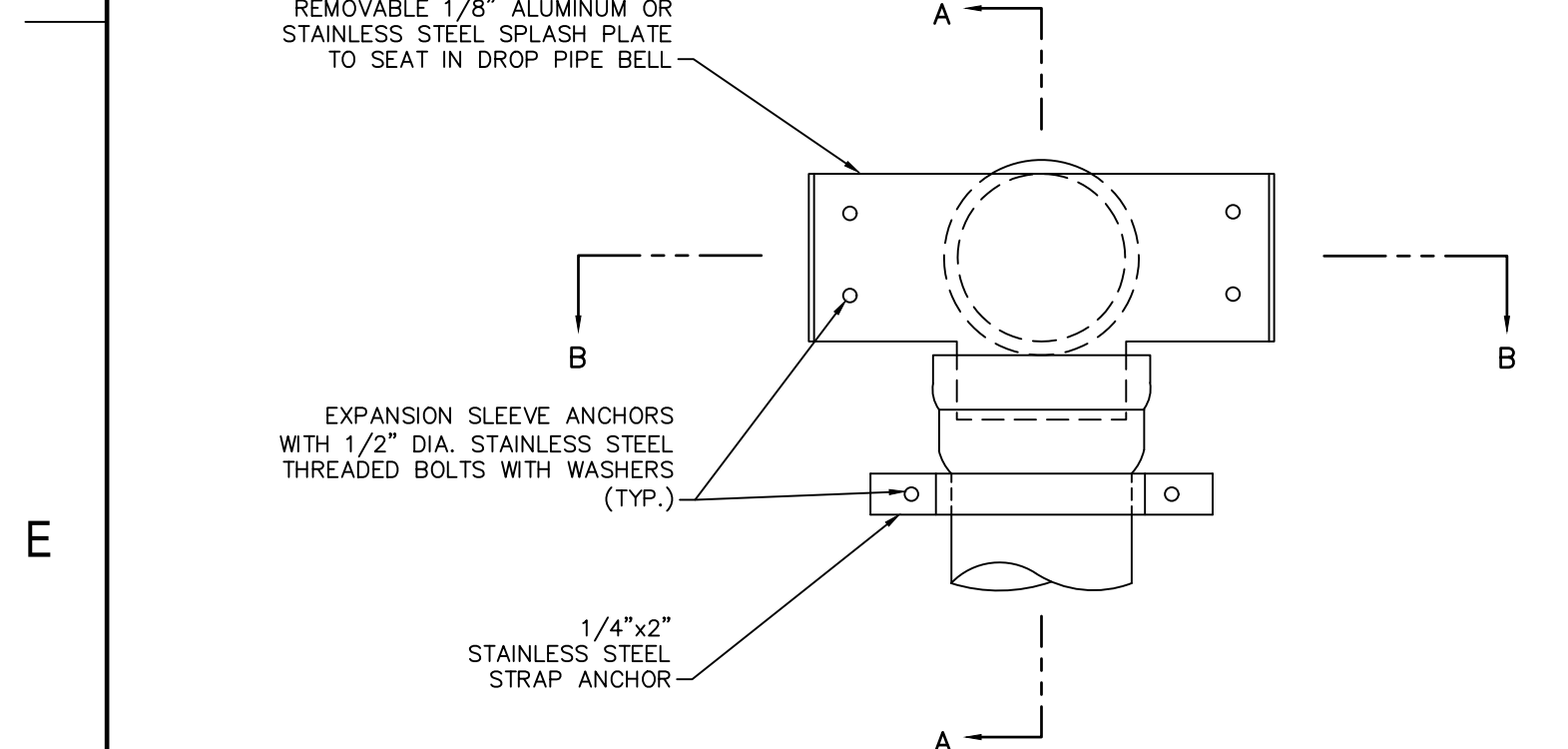
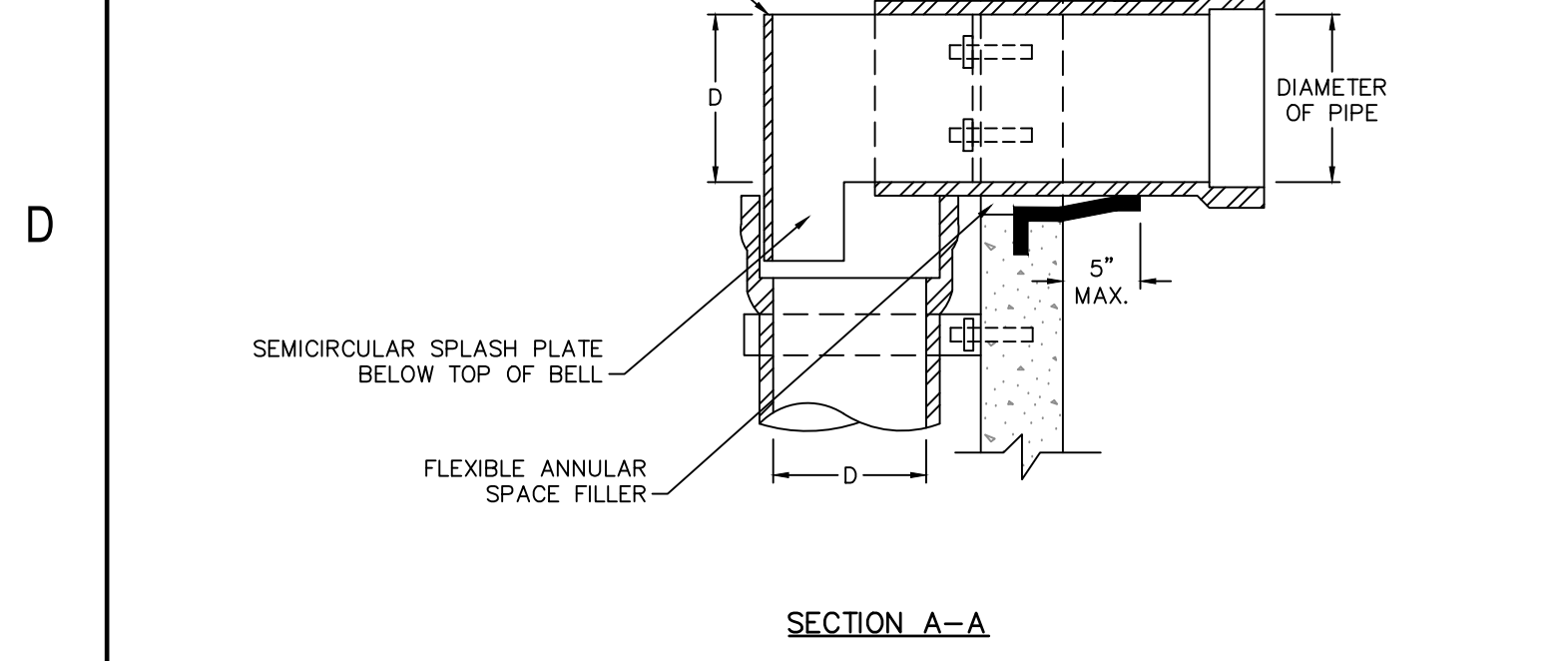
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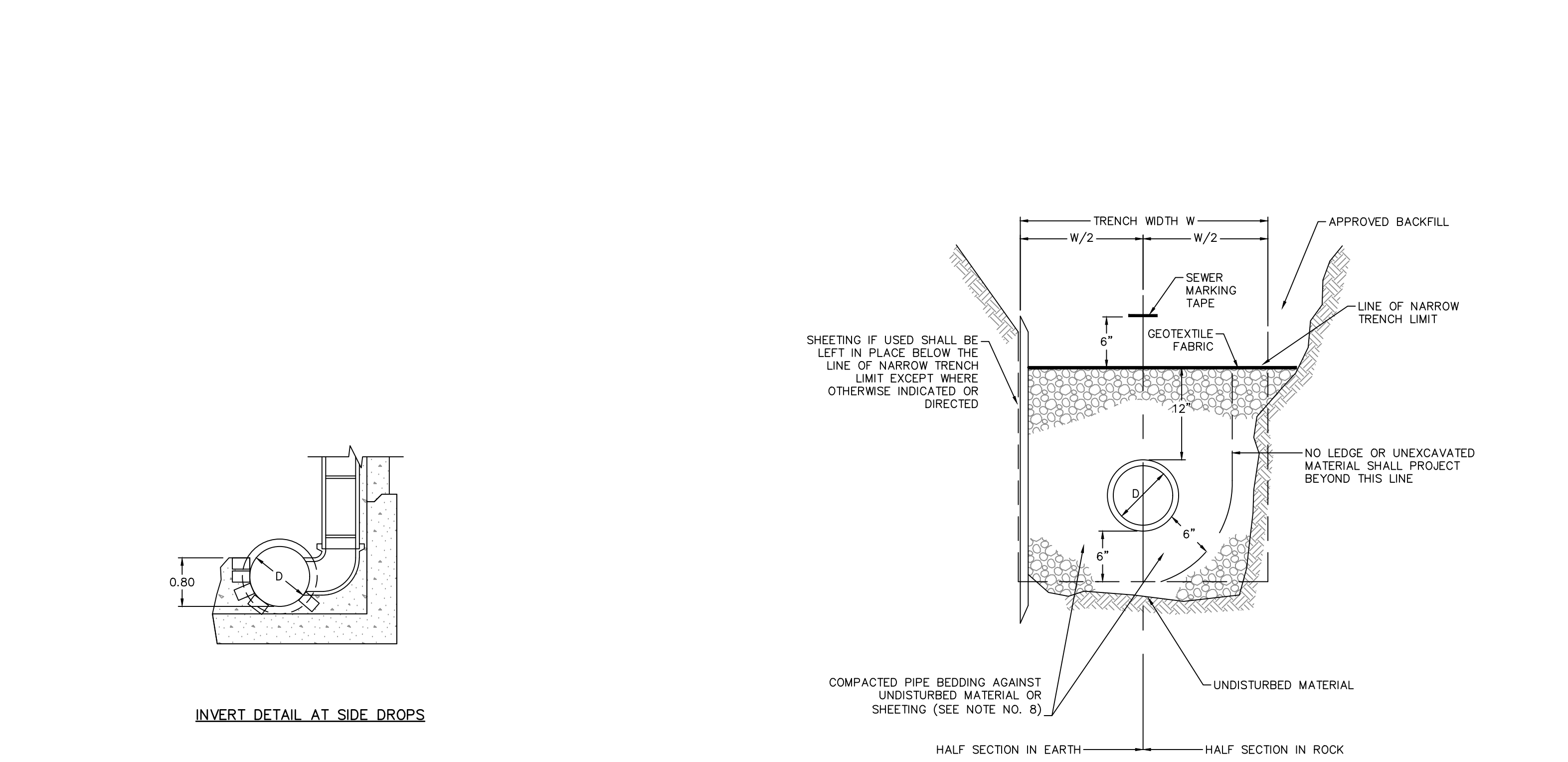
OIL WATER SEPARATOR  
NOT TO SCALE



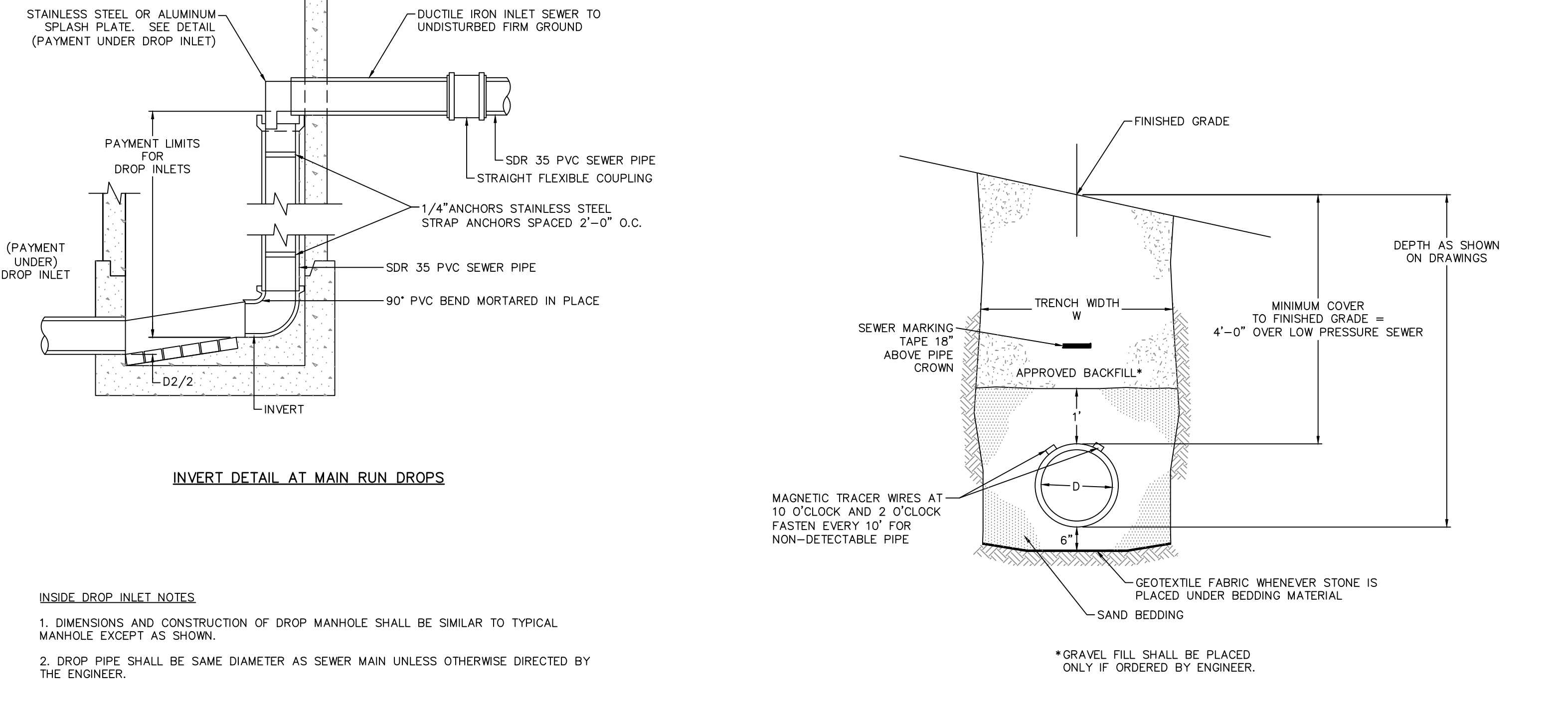
INVERT DETAIL AT MAIN RUN DROPS



SPLASH PLATE  
NOT TO SCALE



TYPICAL SEWER TRENCH  
NOT TO SCALE



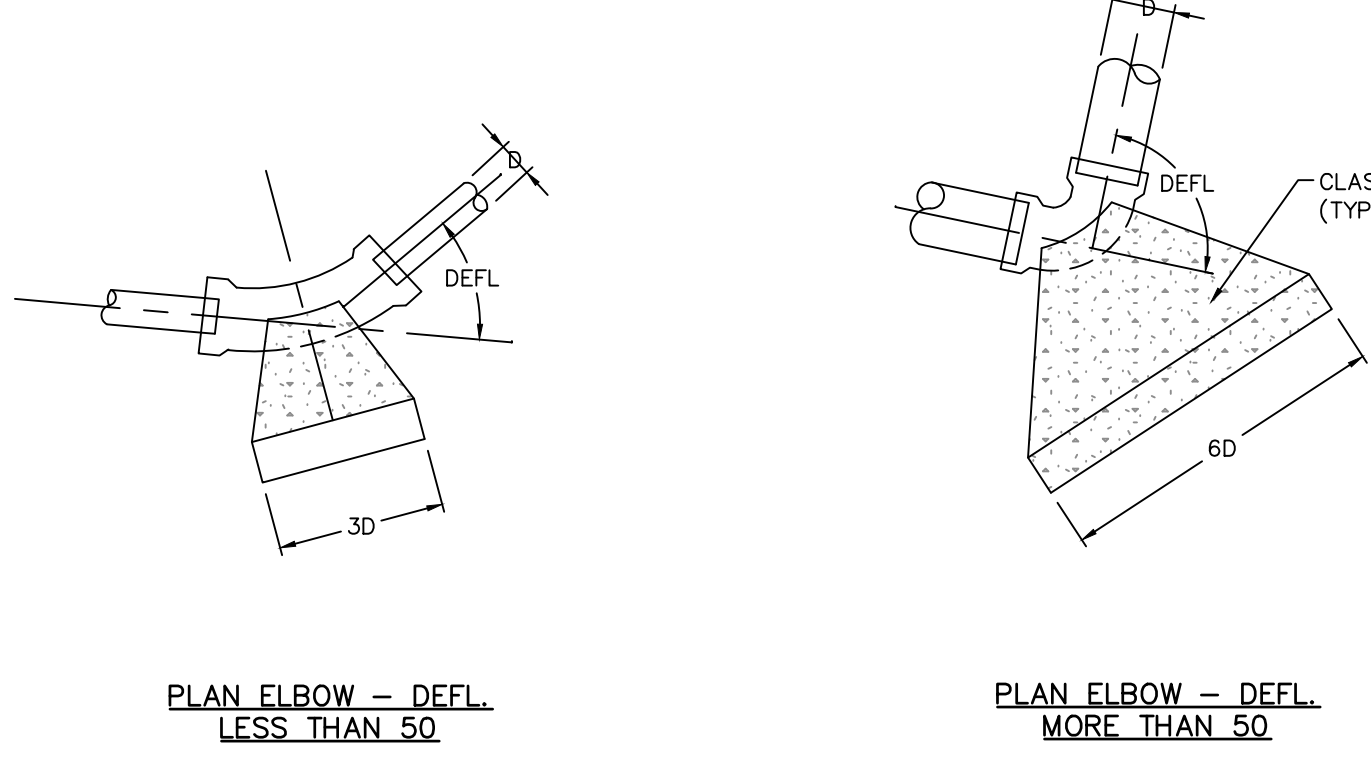
FORCE MAIN SEWER TRENCH  
NOT TO SCALE

INSIDE DROP INLET NOTES

- DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE SHALL BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN.
- DROP PIPE SHALL BE SAME DIAMETER AS SEWER MAIN UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

PPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS)
4	0.2
6	0.25
8	0.3
10	0.35
12	0.4
16	0.7

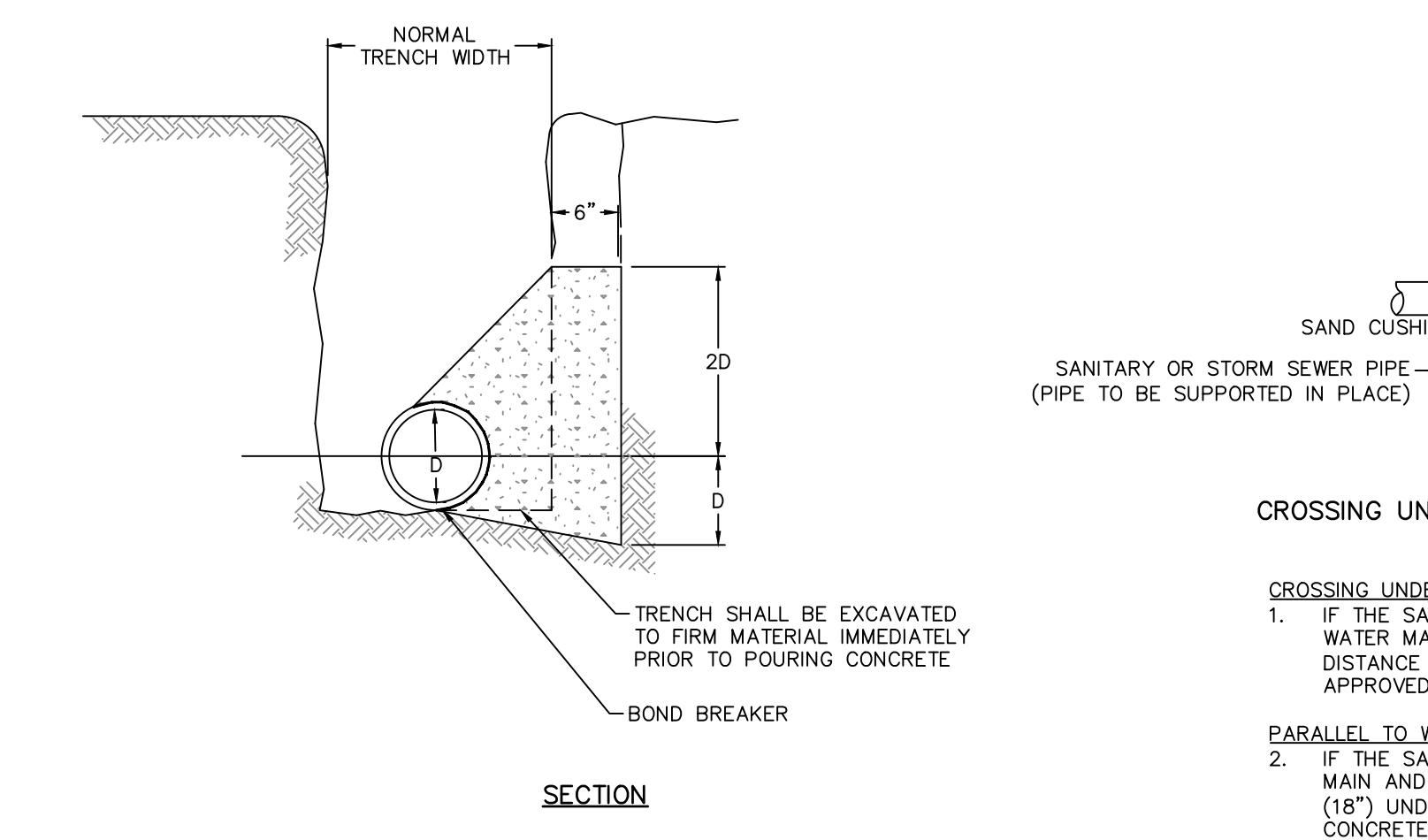
PPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS)
4	0.25
6	0.3
8	0.5
10	0.7
12	1.0
16	1.6



CONCRETE THRUST BLOCKS  
NOT TO SCALE

TYPICAL SEWER TRENCH  
NOT TO SCALE

FORCE MAIN SEWER TRENCH  
NOT TO SCALE



SECTION

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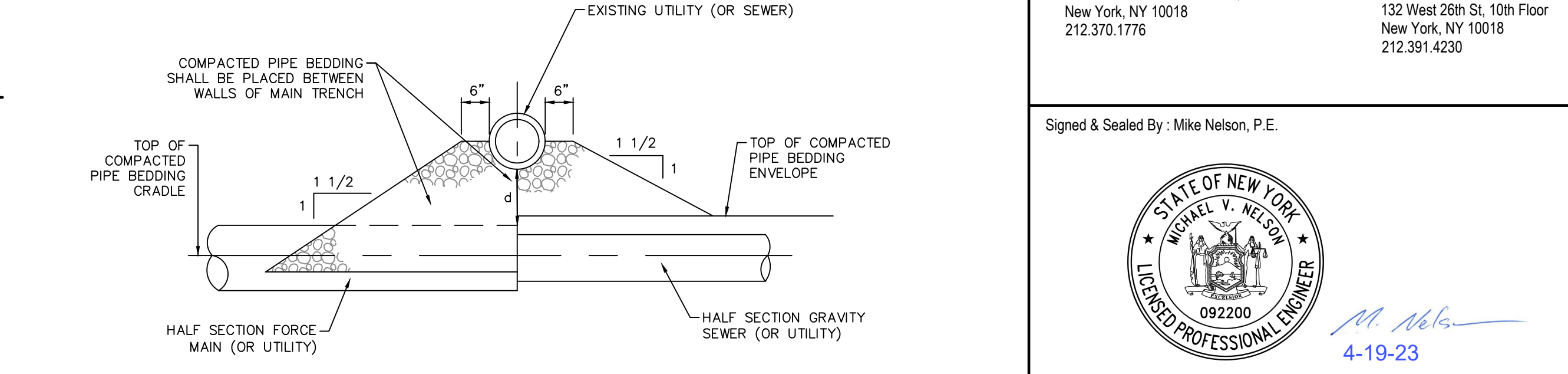
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**SBLD**

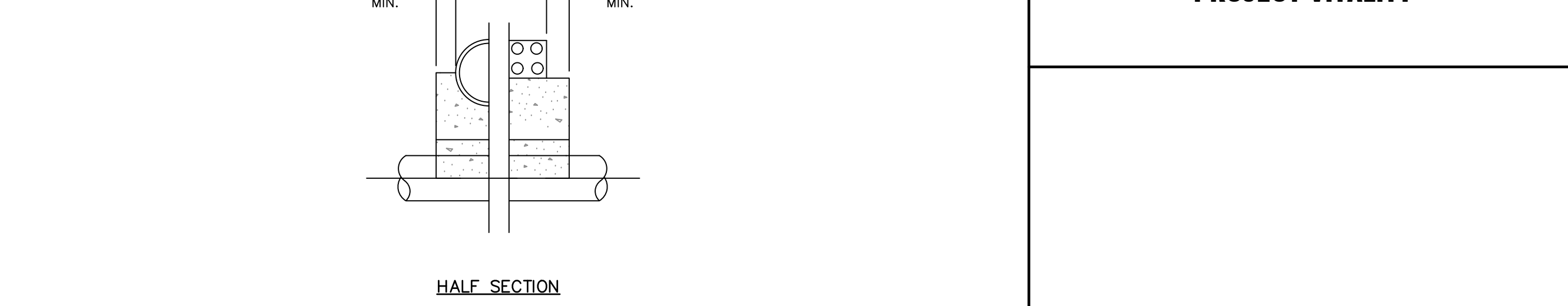
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- SANITARY SEWER PIPE TRENCH NOTES**
- DEPTH OF SEWER AND TYPE OF PIPE SHALL BE AS SHOWN ON DRAWINGS.
  - SEWER TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH W ABOVE THE "LINE OF NARROW TRENCH LIMIT," AT THE CONTRACTORS EXPENSE.
  - BELOW THE "LINE OF NARROW TRENCH LIMIT" THE TRENCH SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH W.
  - IF EXCAVATION AND BACKFILL BELOW NORMAL DEPTH IS REQUIRED, SHEETING MAY BE ORDERED.
  - SHEETING, IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE SEWER PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
  - ALL ROCK WITHIN 3'-0" HORIZONTALLY OF THE ENDS OF BUILDING CONNECTIONS, BRANCHES AND STUBS, AND DOWN TO A HORIZONTAL PLANE 6" BELOW THE BOTTOMS OF SUCH ITEMS SHALL BE REMOVED.
  - WHERE CONCRETE ENGAGEMENT IS CALLED FOR BY THE PLANS, OR WHEN DIRECTED BY THE ENGINEER, REPLACE BEDDING AND BACKFILL BELOW THE "LINE OF NARROW TRENCH LIMIT" WITH CLASS "A" CONCRETE.
  - SEWER MARKING TAPE SHALL BE INSTALLED A MINIMUM OF 18" ABOVE THE SANITARY SEWER, FORCE MAIN AND SERVICE CONNECTION PIPE.
  - SANITARY SEWER PIPE AND SERVICE CONNECTION PIPE SHALL HAVE GEOTEXTILE FABRIC AROUND THE PIPE BEDDING AS SHOWN ON THE DETAILS.

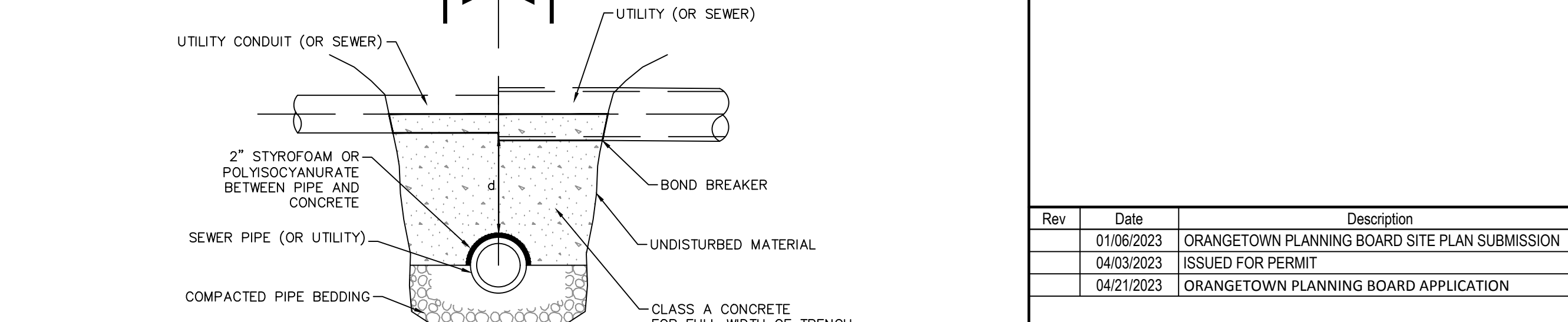
**SANITARY SEWER PIPE TRENCH NOTES**  
NOT TO SCALE



TYPE A (d > 12")



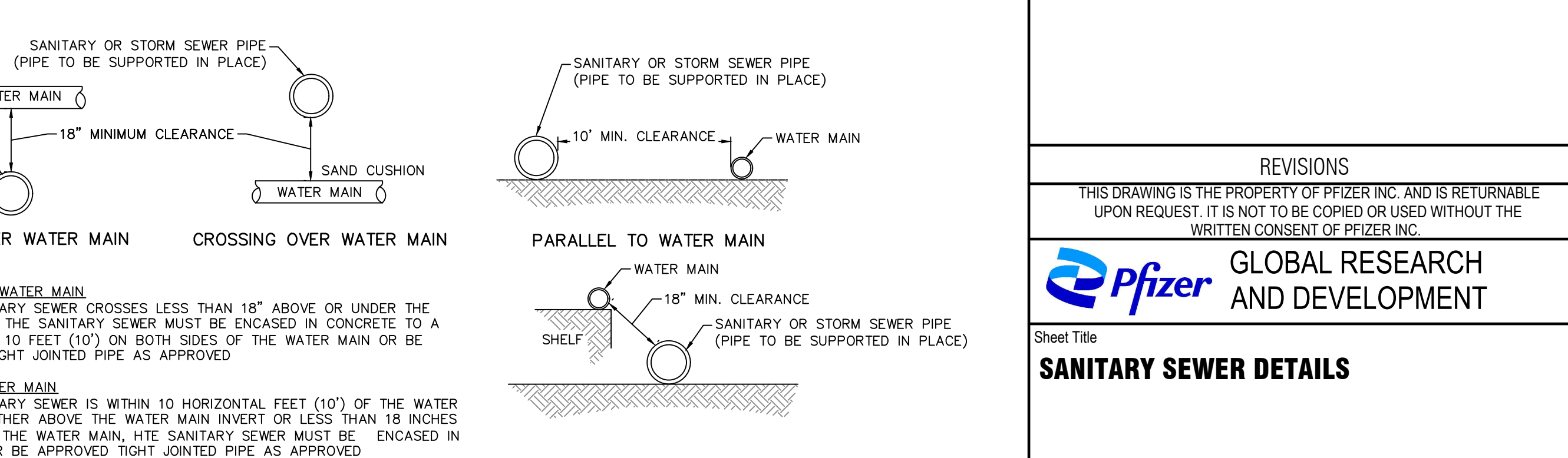
TYPE B (d < 12")



TYPICAL SUPPORT FOR UTILITIES  
NOT TO SCALE

- UTILITY SUPPORT NOTES
- d=DISTANCE FROM TOP OF SEWER PIPE TO THE BOTTOM OF THE UTILITY PIPE
  - SUPPORTS TO BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER

TYPICAL SUPPORT FOR UTILITIES  
NOT TO SCALE



WATER MAIN AND SEWER PIPE CROSSINGS  
NOT TO SCALE

Signed and Sealed By: Mike Nelson, P.E.

4-19-23

Project Name:

**PFIZER PEARL RIVER  
PROJECT VITALITY**

Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title

**SANITARY SEWER DETAILS**

Scale:

Date: 04/21/23

Project #: 20111246.55N

Dwg #:

REV #

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title

**SANITARY SEWER DETAILS**

Scale:

Date: 04/21/23

Project #: 20111246.55N

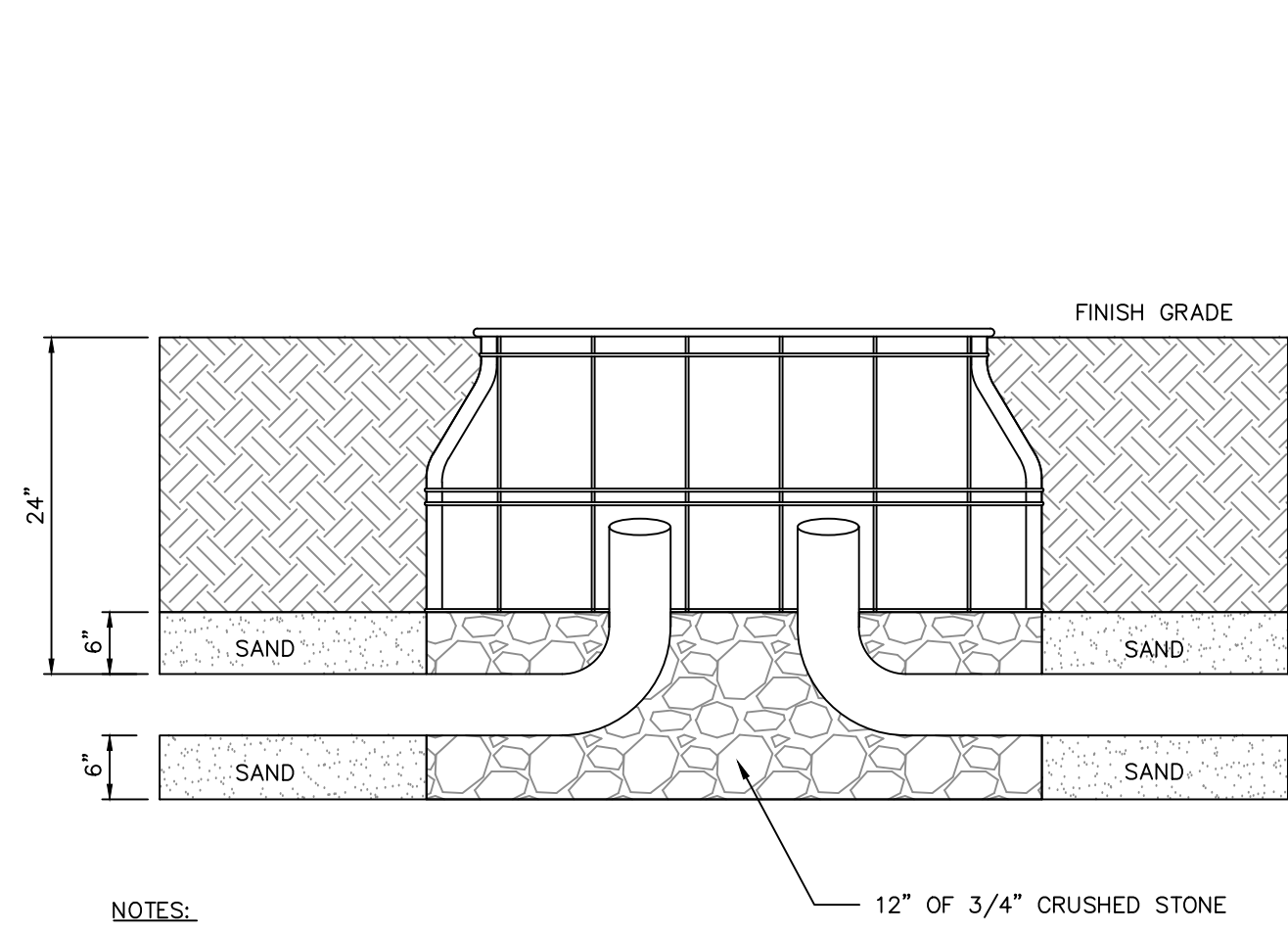
Dwg #:

REV #

**CD-509**

File: J:\DWG\2011124655N\Civil\Plan\2011124655N\_DET01.dwg Layout: CD-509 Plotted: 2023-04-19 11:27 AM Saved: 2023-04-19 11:13 AM User: DChiburd

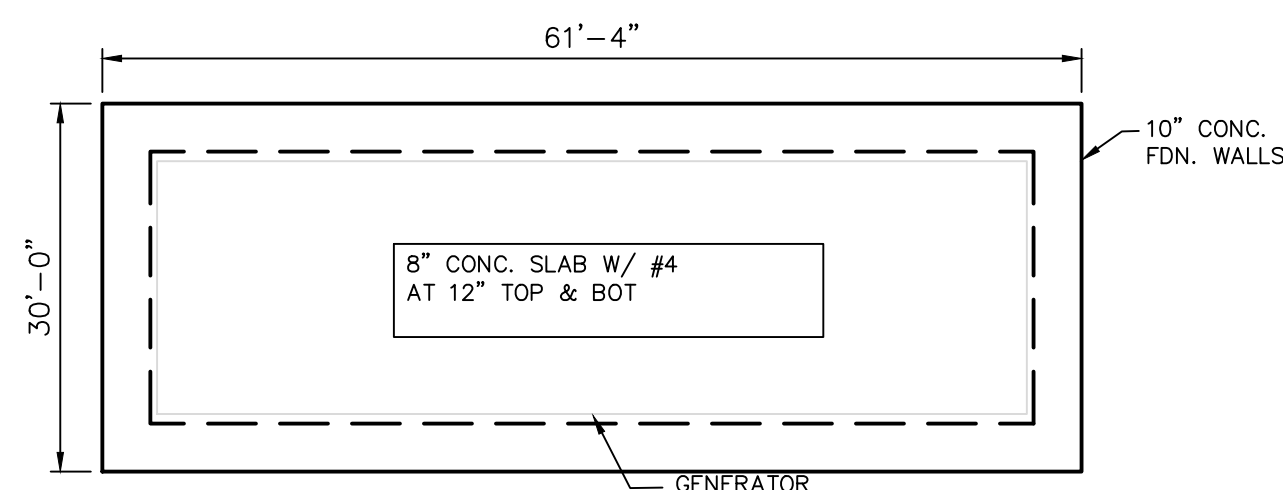
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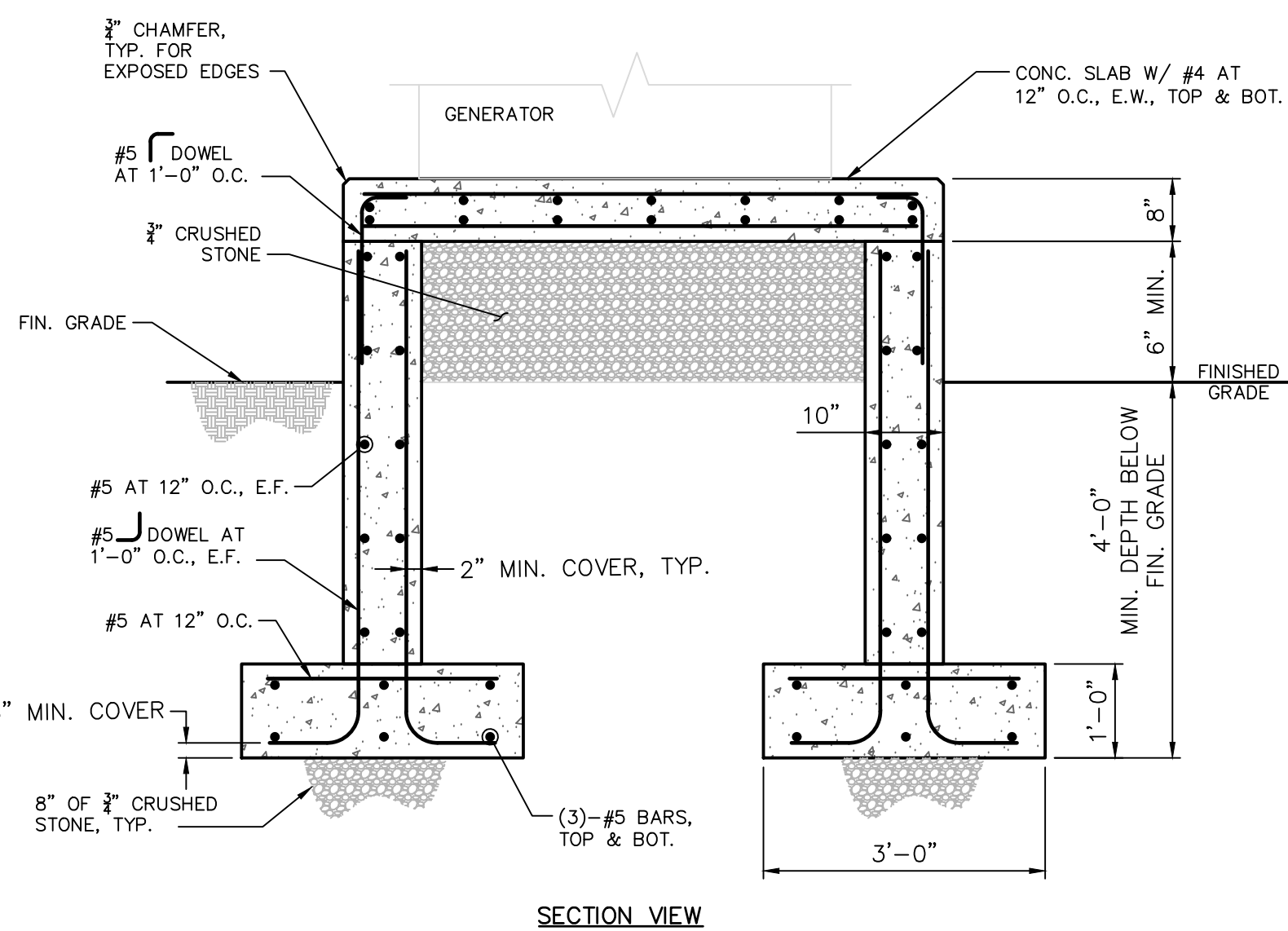
- NOTES:
1. PROVIDE IN-GROUND HANDHOLE BOX:
    - HIGH DENSITY REINFORCED CONCRETE
    - H=20 RATING
    - STEEL CHECKER COVER, BOLT DOWN
    - "ELECTRIC" OR "TELECOM" ENGRAVED IN COVER EQUAL TO OLDCASTLE PRECAST MODEL B730

**HANDHOLE**  
NOT TO SCALE

B



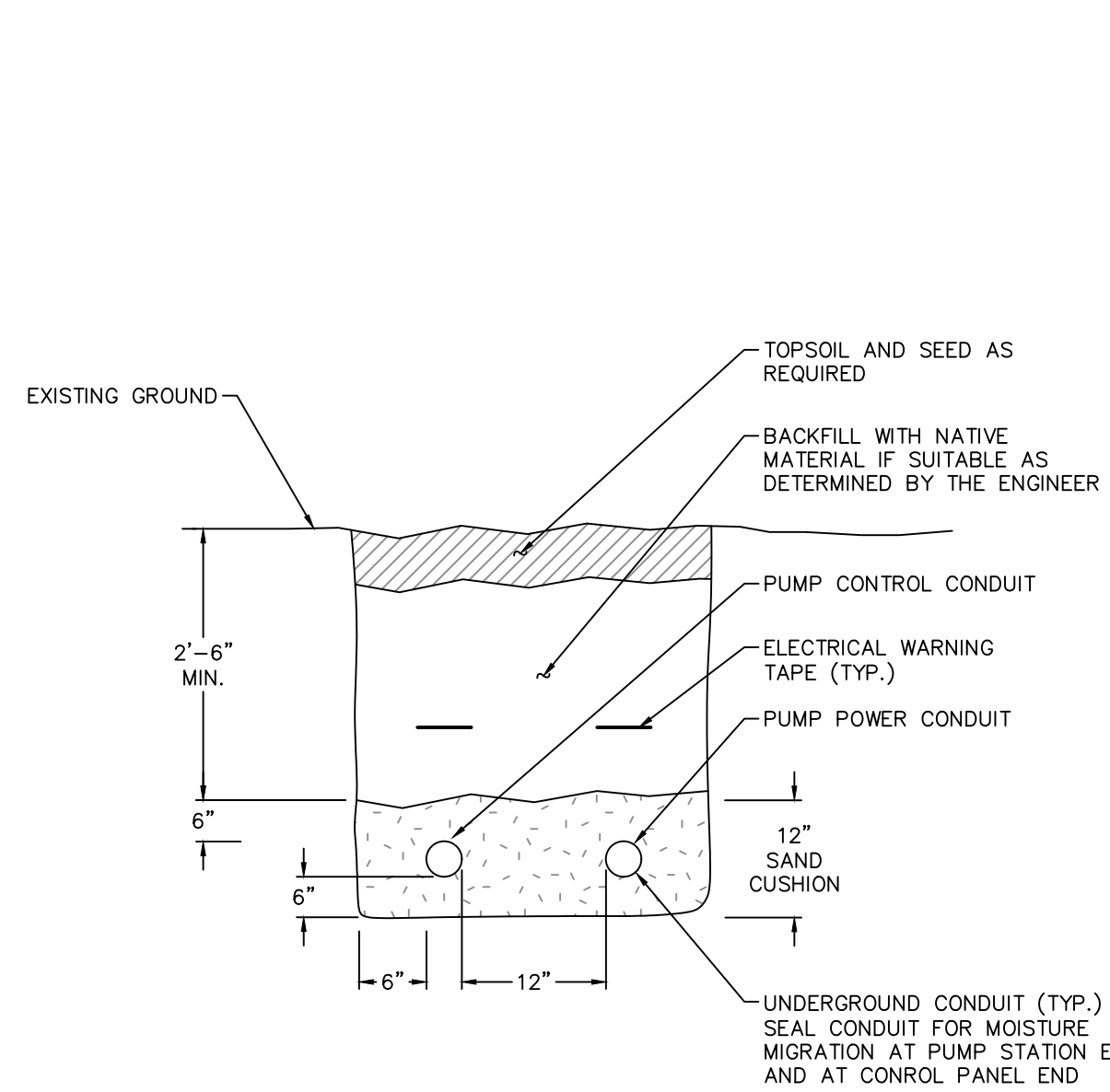
PLAN VIEW



SECTION VIEW

**GENERATOR CONCRETE FOUNDATION**  
SCALE: N.T.S.

D

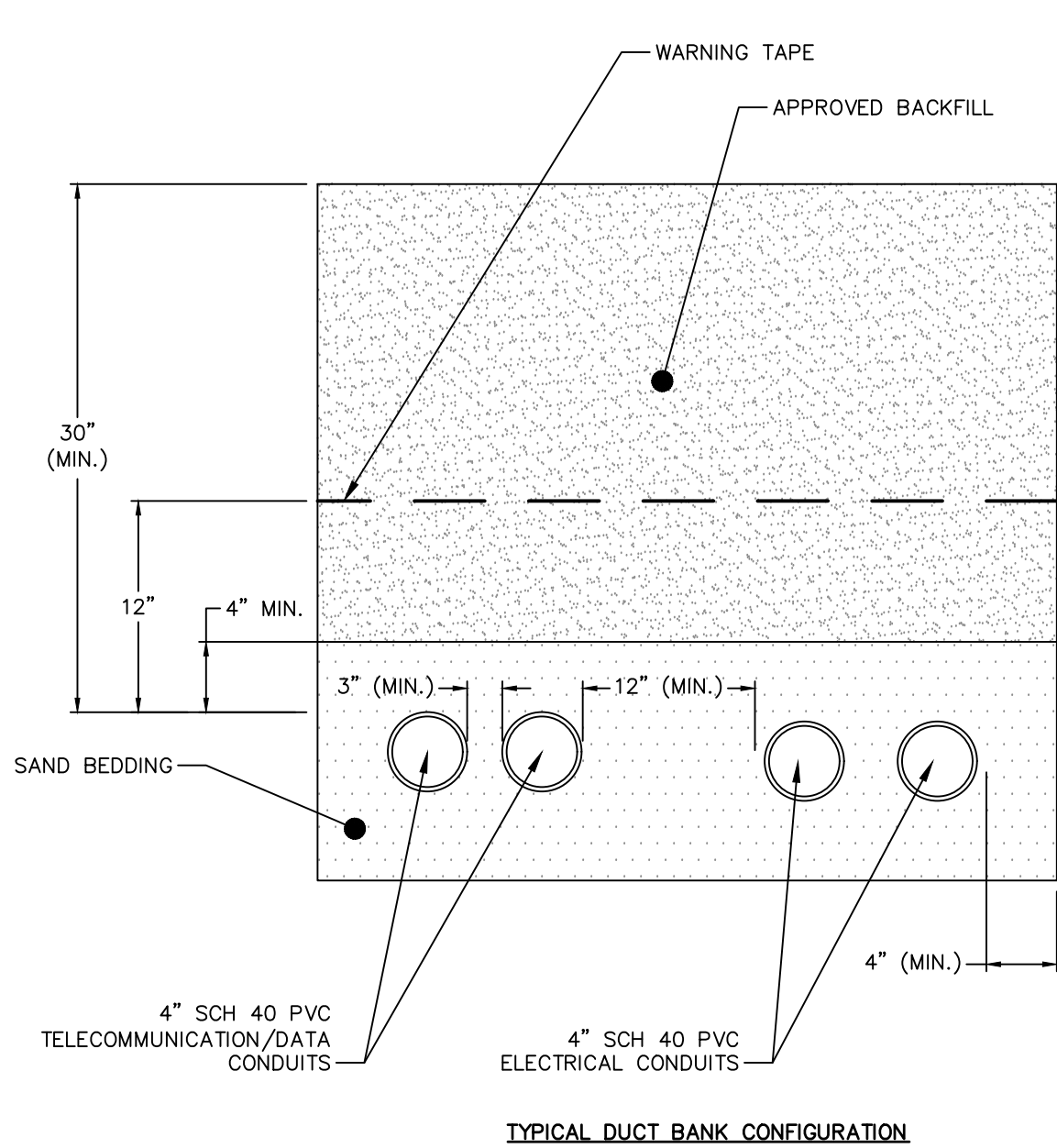


UNDERGROUND CONDUIT TRENCH NOTES

1. INSTALL ELECTRICAL MARKING TAPE ABOVE THE ELECTRIC CONDUIT AND BURIED ELECTRIC WIRING.

**UNDERGROUND CONDUIT TRENCH DETAIL**  
NOT TO SCALE

E

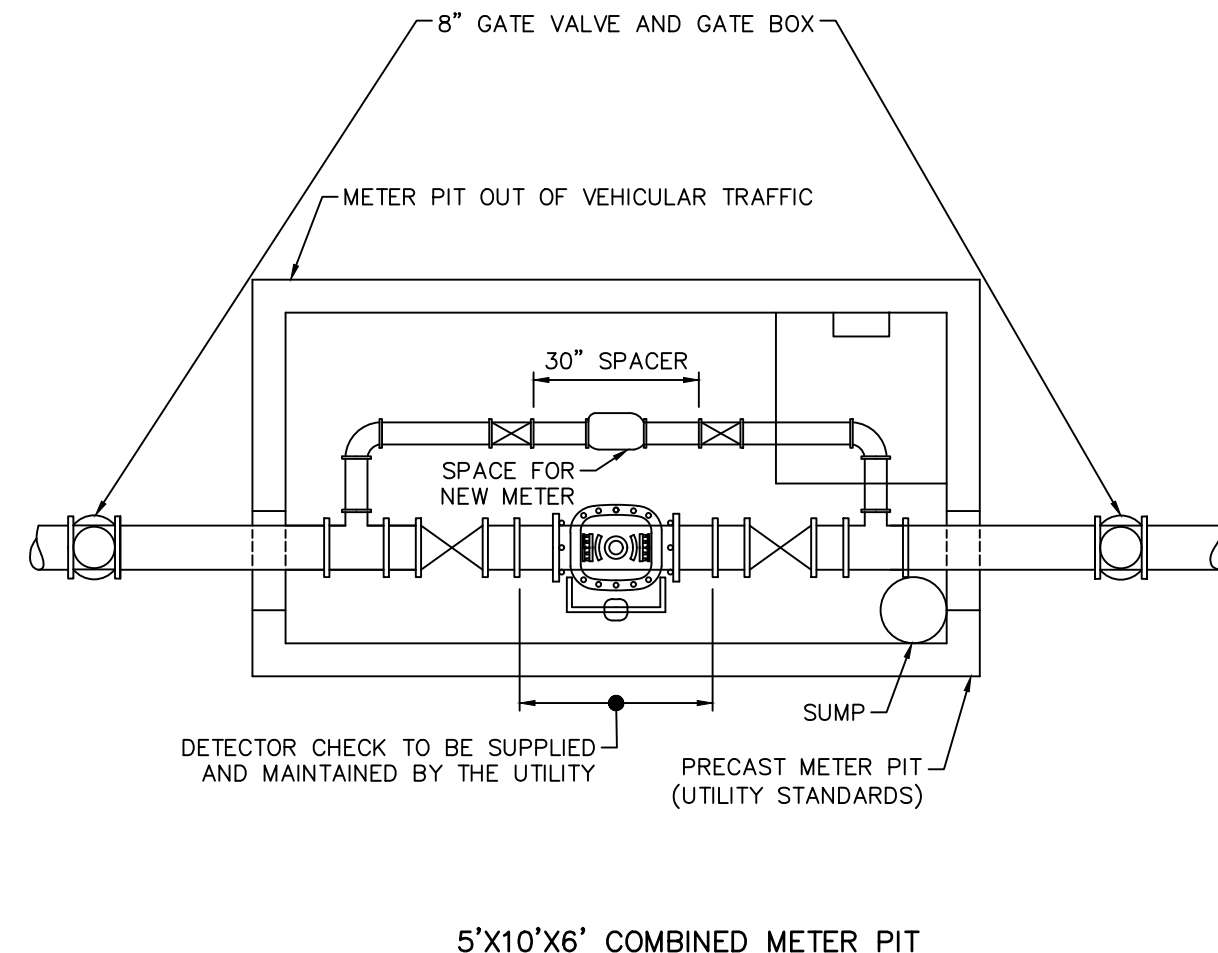


TYPICAL DUCT BANK CONFIGURATION

NOTES:

1. INSTALL CONDUITS IN ACCORDANCE WITH LOCAL UTILITY COMPANY REGULATIONS.
2. COMPACT DUCT BANK CONFIGURATION TO BE USED ONLY IN SITUATIONS WHERE TYPICAL DUCT BANK CANNOT BE CONSTRUCTED DUE TO SITE CONSTRAINTS.
3. CONCRETE REQUIRED ONLY WHERE INDICATED ON PLANS.

**TYPICAL MULTIPLE CONDUIT IN TRENCH**  
NOT TO SCALE

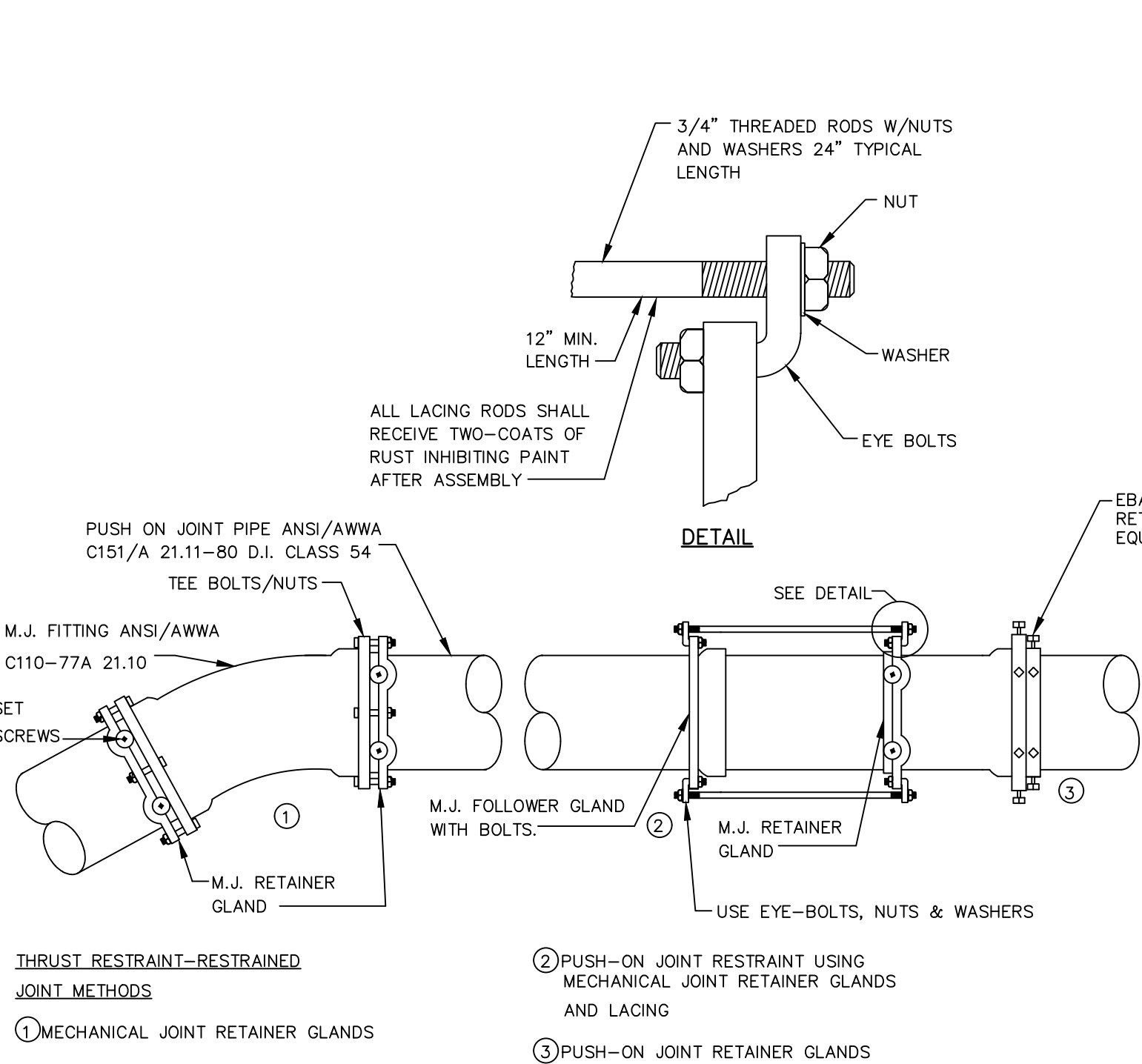


5'X10'X6' COMBINED METER PIT

- NOTES:
1. DETECTOR CHECK TO BE HERSEY MODEL EDC III OR APPROVED EQUAL.
  2. 36\"/>
- SPECIFICATIONS:
3. CONCRETE MINIMUM STRENGTH - 5,000 P.S.I. @ 28 DAYS
  4. STEEL REINFORCEMENT - ASTM-A-79, GRADE 60, 1\"/>
  - 5. DESIGN LOADING - AASHTO H20-44
  - 6. EARTH COVER - 0 TO 5 FEET
  - 7. WATER TABLE - 3 1/2 FEET BELOW FINISH GRADE
  - 8. CONSTRUCTION JOINT - SEALED WITH 1\"/>

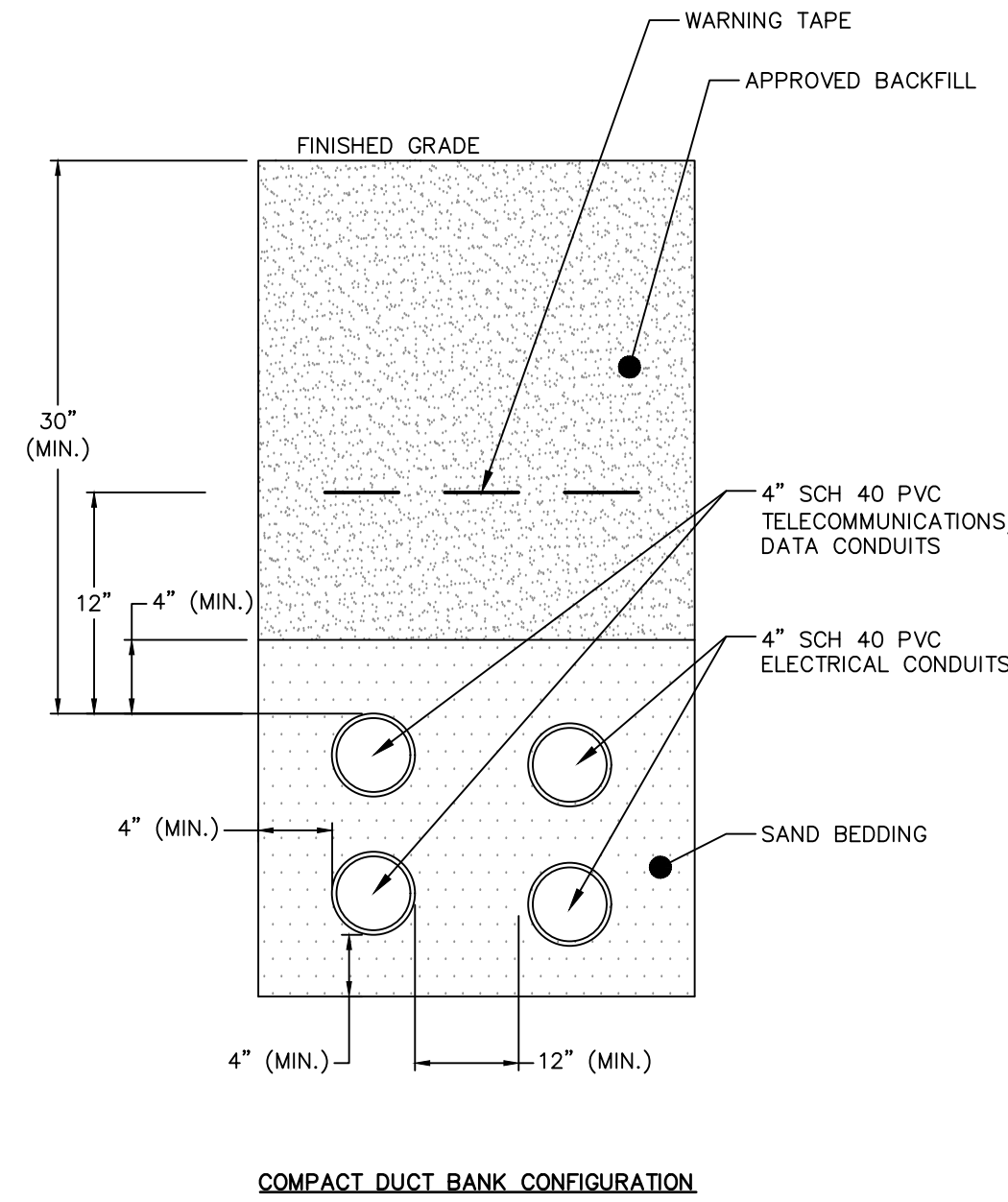
**PRECAST METER PIT 5'X10'X6' FOR 4\"/>**

SCALE: NOT TO SCALE

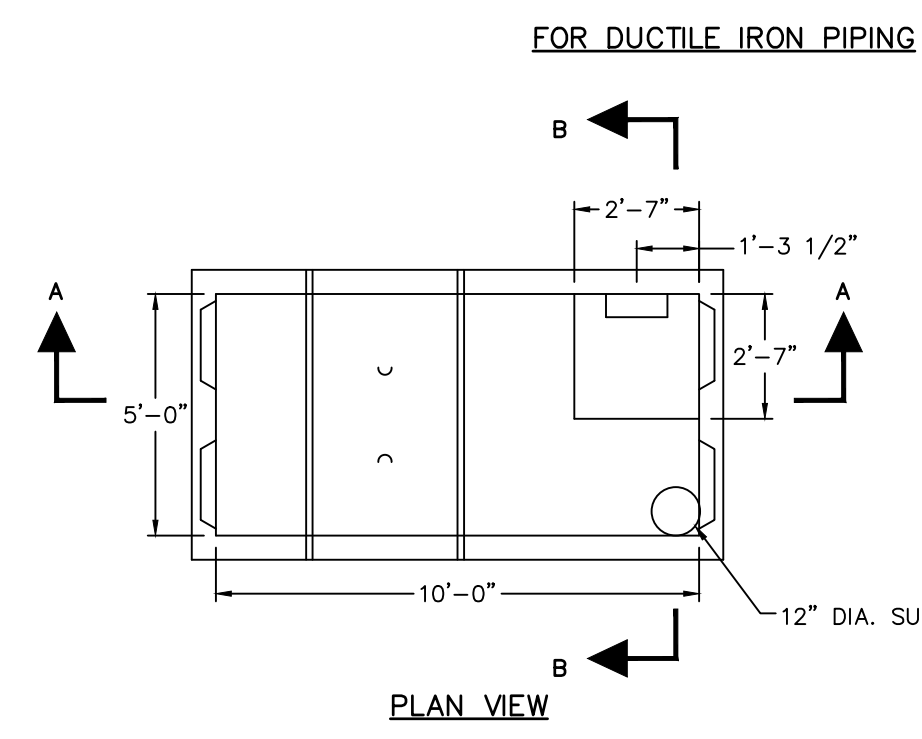


THRUST RESTRAINT-RESTRAINED JOINT METHODS

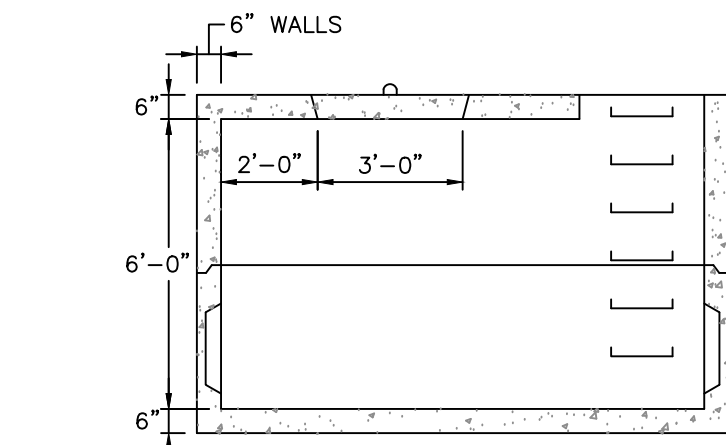
**TYPICAL RESTRAINED JOINTS**  
NOT TO SCALE



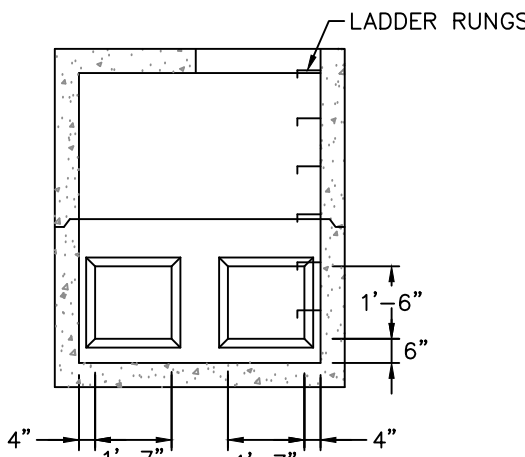
COMPACT DUCT BANK CONFIGURATION



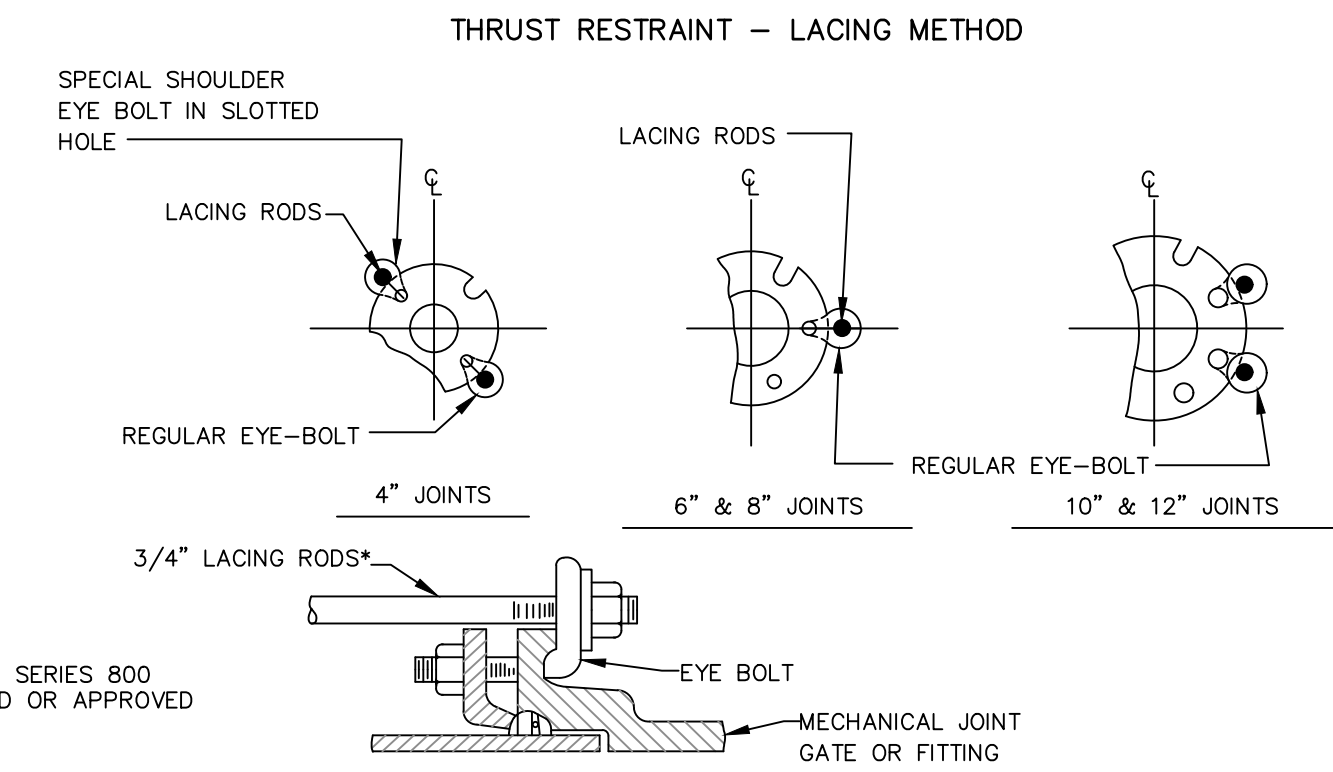
PLAN VIEW



SECTION A-A



SECTION B-B



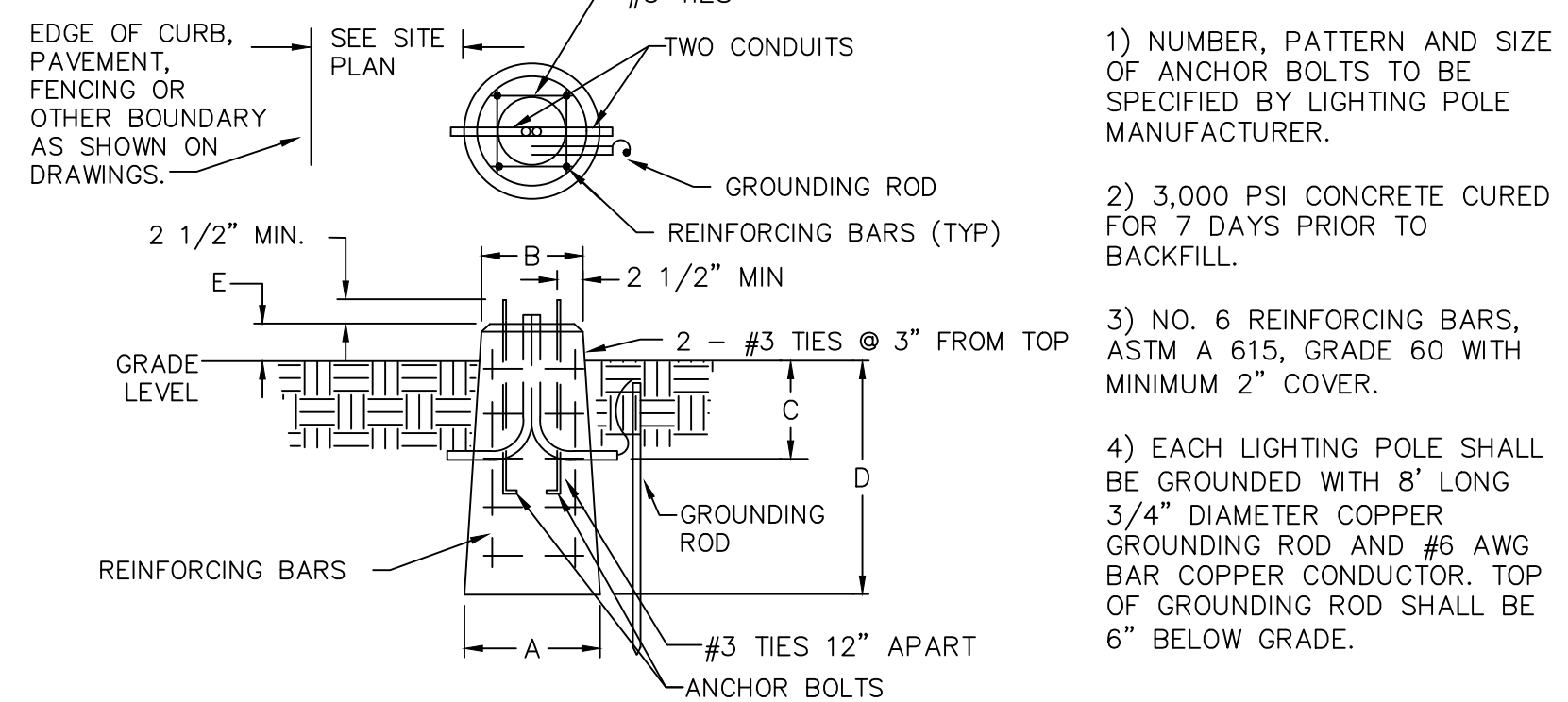
PIPE SIZE	No. LACING RODS
4", 6" & 8"	2 - 3/4"
10" & 12"	4 - 3/4"

\* STANDARD LENGTHS ARE 6' & 10'. COUPLINGS MAY BE USED FOR LONGER LENGTHS.

NOTES:

1. NUMBER OF LACING RODS IS BASED ON MAXIMUM PRESSURE OF 150 P.S.I. IN MAIN.
2. EYE-BOLTS AND LACING RODS ARE TO BE FABRICATED FROM A-36 STEEL.
3. STEEL LACING RODS SHALL HAVE A YIELD STRESS OF NOT LESS THAN 36,000 P.S.I.
4. EYE-BOLTS SHALL HAVE A MINIMUM TENSILE STRENGTH OF 7,000 LBS. EACH.
5. 3/4" LACING RODS AND EYE BOLTS ARE UNSUITABLE FOR PIPELINES 16 INCHES IN DIAMETER AND LARGER. RESTRAINT FOR 16 INCHES AND LARGER PIPES MUST BE DESIGNED ON A CASE-BY-CASE BASIS AND APPROVED BY THE UTILITY.

MECHANICAL JOINT LACING DETAIL



- 1) NUMBER, PATTERN AND SIZE OF ANCHOR BOLTS TO BE SPECIFIED BY LIGHTING POLE MANUFACTURER.
- 2) 3,000 PSI CONCRETE CURED FOR 7 DAYS PRIOR TO BACKFILL.
- 3) NO. 6 REINFORCING BARS, ASTM A 615, GRADE 60 WITH MINIMUM 2\"/>

FITTURE TYPE	ROUND POLE BASE DIMENSIONS			
	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "E"
SL1	16"	16"	24"	60"
SL2	24"	24"	24"	72"
SL3	24"	24"	24"	72"
SL4	24"	24"	24"	72"
SL5	24"	24"	24"	72"
CITY	17"	17"	24"	60"
REINSTALLED EV STATION	17"	17"	24"	60"
	18"	18"	18"	24"

**POLE BASE DETAIL**  
N.T.S.



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Signed and Sealed By: Craig Lapinski, P.E.



Project Name:

**PFIZER PEARL RIVER PROJECT VITALITY**

Rev	Date	Description
	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**GLOBAL RESEARCH AND DEVELOPMENT**

**SITE UTILITY DETAILS**

Scale:  
Date: 04/21/23  
Project #: 20111246.55N  
Dwg #: **CD-508** REV #



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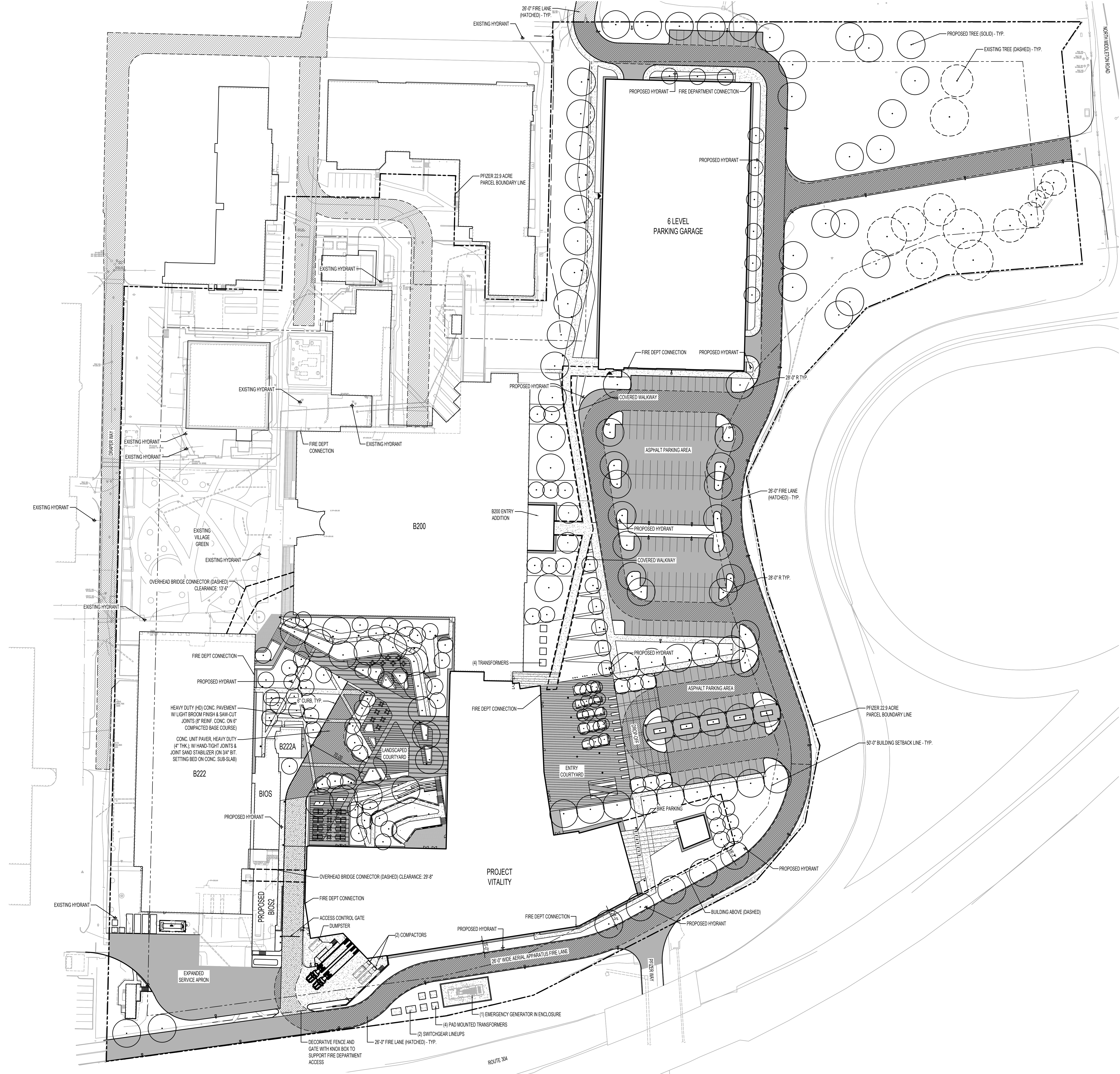
A

B

C

D

E



- GENERAL NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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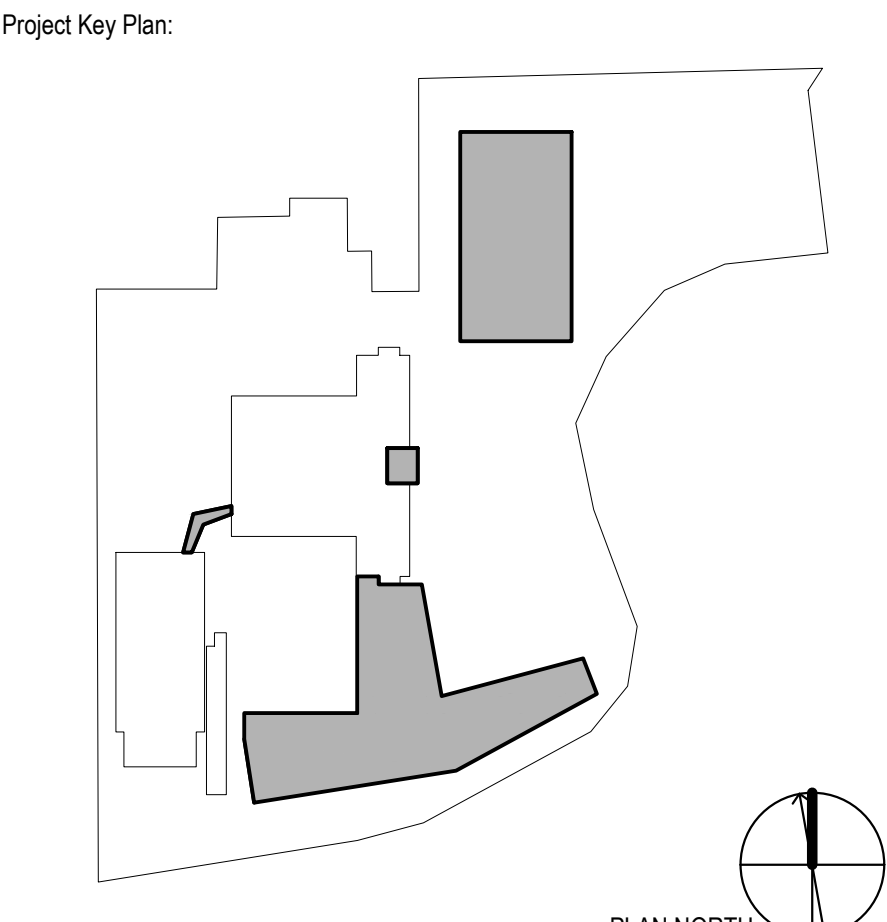
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
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04/03/2023		ISSUED FOR PERMIT
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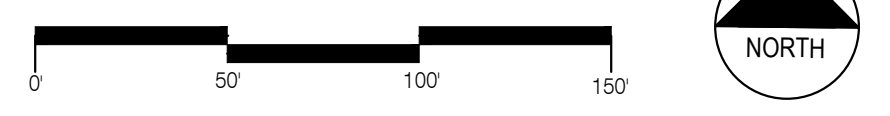
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**FIRE ACCESS PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	L-000
REV #:	

**1 FIRE ACCESS PLAN**  
 SCALE: 1"=50'-0"



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<p><b>1 PEDESTRIAN PAVING:</b></p> <p>1A LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH &amp; SAW-CUT JOINTS (8' WWF REINF. CONC. ON 4" COMPACTED BASE COURSE)</p> <p>1B TYPE 1 CONC. UNIT PAVER, HEAVY DUTY (4" THK.) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)</p> <p>1C TYPE 2 CONC. UNIT PAVER, HEAVY DUTY (4" THK.) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)</p> <p>1D TYPE 3 CONC. UNIT PAVER, HEAVY DUTY (4" THK.) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)</p> <p>1E CONC. SITE STAR (STANDARD, C.I.P. REINF. CONC. STAR, BLAST FINISH, W/ SURFACE-MOUNTED S.S. HANDRAIL) W/ CONC. CHEEK WALL</p> <p>1F STD. CONC. CURB RAMP, LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH &amp; TACTILE MARKING STRIP (8' STD. WWF REINF. CONC. ON 4" COMPACTED BASE COURSE)</p> <p>1G WOOD DECKING SYSTEM</p>	<p><b>2 VEHICULAR PAVING:</b></p> <p>2A HEAVY DUTY (HD) CONC. PAVEMENT W/ LIGHT BROOM FINISH &amp; SAW-CUT JOINTS (8' REINF. CONC. ON 4" COMPACTED BASE COURSE)</p> <p>2B TYPE 4 CONC. UNIT PAVER, HEAVY DUTY (4" THK.) W/ HAND-TIGHT JOINTS &amp; JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)</p> <p>2C ASPHALT PAVING</p> <p>2D 6" CONC. CURB</p> <p>2E PAVEMENT MARKING</p> <p>2F MOUNTABLE CURB</p>	<p><b>3 LANDSCAPE MATERIALS:</b></p> <p>3A PLANT BED</p> <p>3B SOODED LAWN</p> <p>3C METAL LANDSCAPE EDGING</p> <p>3D STONE MAINTENANCE EDGE</p> <p>3E STORMWATER DETENTION BASIN</p> <p>3F STORMWATER RAIN GARDEN</p> <p>3G EXISTING TREE (DASHED), TO REMAIN</p>
<p><b>4 SITE ELEMENTS:</b></p> <p>4A TYPE 1 TABLE AND CHAIRS, BOO TABLE, LANDSCAPE FORMS (CHIPWAN TABLE, 42" DIA. POWDER-COATED, W/ UMBRELLA HOLE, FREE STANDING, BOO CHAIR, LANDSCAPE FORMS (CHIPWAN CHAIR, ARMED), POWDER-COATED)</p> <p>4B TYPE 2 TABLE &amp; BENCHES, BOO TABLE, LANDSCAPE FORMS (HARVEST TABLE, DINING HEIGHT, POWDER-COATED, FREE STANDING, BOO BENCH, LANDSCAPE FORMS (HARVEST BENCH, DINING HEIGHT, POWDER-COATED)</p> <p>4C OUTDOOR WORKING FURNITURE, BOO, LANDSCAPE FORMS (UPFIT ADAPTIVE STRUCTURE)</p> <p>4D BICYCLE RACK, BOO, LANDSCAPE FORMS (FPG BIKE RACK, POWDER-COATED, SURFACE MOUNT)</p> <p>4E LITTER BIN, BOO, LANDSCAPE FORMS (PITCH LITTER RECEPTACLE, POWDER-COATED, SURFACE-MOUNTED, SIDE-OPENING)</p> <p>4F PRECAST CONC. CURB (8" HT PRECAST CONC. SEGMENTS ON C.I.P. CONC. FOOTING AND COMPACTED BASE COURSE)</p> <p>4G PRECAST CONC. SEAT BLOCK ON REINF. CONC. FOUNDATION</p> <p>4H MONOLITHIC PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBWALL TO FROST DEPTH</p> <p>4I SITE RETAINING WALL (STD. C.I.P. REINF. CONC. ON SPREAD FOOTING)</p> <p>4J WATER FEATURE</p> <p>4K COVERED WALKWAY (DASHED) - SEE ARCH.</p> <p>4L FLAGPOLE</p> <p>4M PRECAST CONC. GRADE BEAM ON COMPACTED AGGREGATE BASE</p> <p>4N EXTERIOR CANOPY STRUCTURE (DASHED) - SEE ARCH.</p>	<p><b>5 SITE LIGHTING/ELECTRICAL/SECURITY FIXTURES:</b></p> <p>5A ACCESS CONTROL GATE</p> <p>5B EMERGENCY PHONE</p> <p>5C DECORATIVE FENCE AND GATE WITH KNOX BOX TO SUPPORT FIRE DEPARTMENT ACCESS</p> <p>5D SINGLE ARM - POLE LUMINAIRE</p> <p>5E PEDESTRIAN LIGHT COLUMN</p> <p>5F LIGHT BOLLARD ROUND</p> <p>5G FESTOON LINEAR LIGHT</p> <p>5H FLEXIBLE LED TAPE AT SEAT WALL</p> <p>5I WALL RECESSED STEP LIGHT</p> <p>5J FIRE HYDRANT</p> <p>5K FIRE DEPT. CONNECTION</p> <p>5L GRADE RECESSED UPLIGHT</p>	<p><b>6 MISC:</b></p> <p>6A EMERGENCY GENERATOR IN ENCLOSURE</p> <p>6B PAD MOUNTED TRANSFORMER</p> <p>6C SWITCHGEAR LINEUP</p> <p>6D COMPACTOR</p> <p>6E DUMPSTER</p> <p>6F OVERHEAD BRIDGE CONNECTOR (DASHED) - SEE ARCH.</p> <p>6G EXISTING SIGN, TO REMAIN</p> <p>6H CARD READER</p> <p>6I EXISTING FENCE, TO REMAIN</p>

**1 LANDSCAPE KEYNOTE INDEX**

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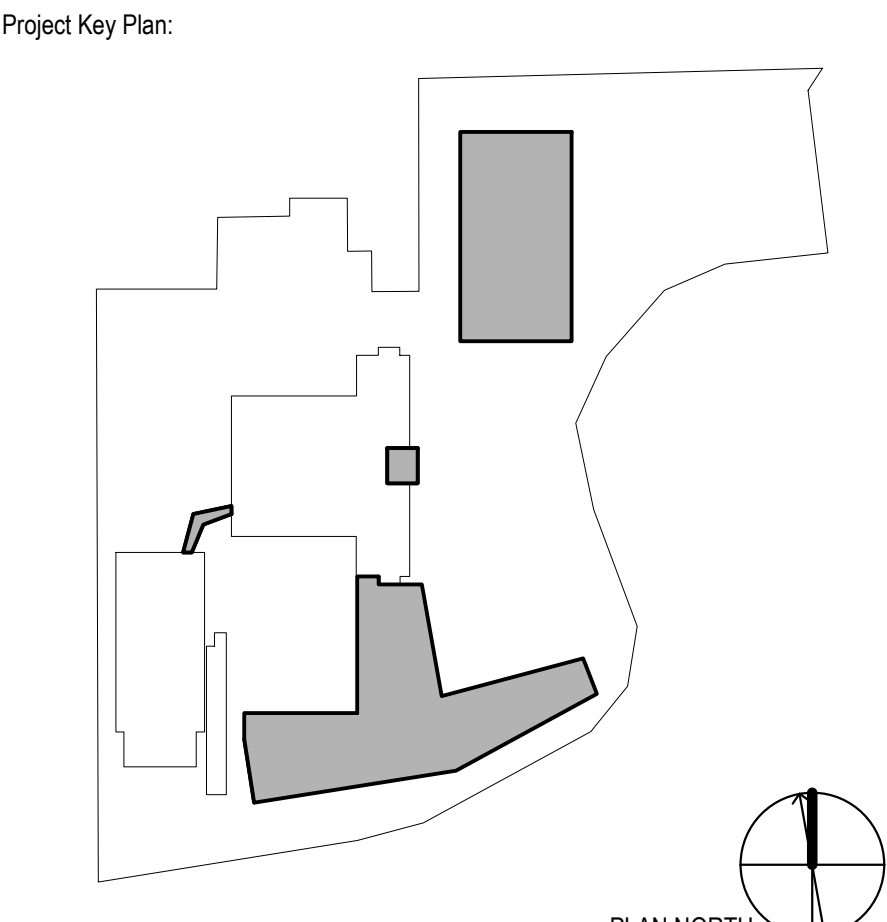
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Project Name: **PFIZER PEARL RIVER Project Vitality**



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Sheet Title: **LANDSCAPE GENERAL NOTES**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-001</b>
REV #:	

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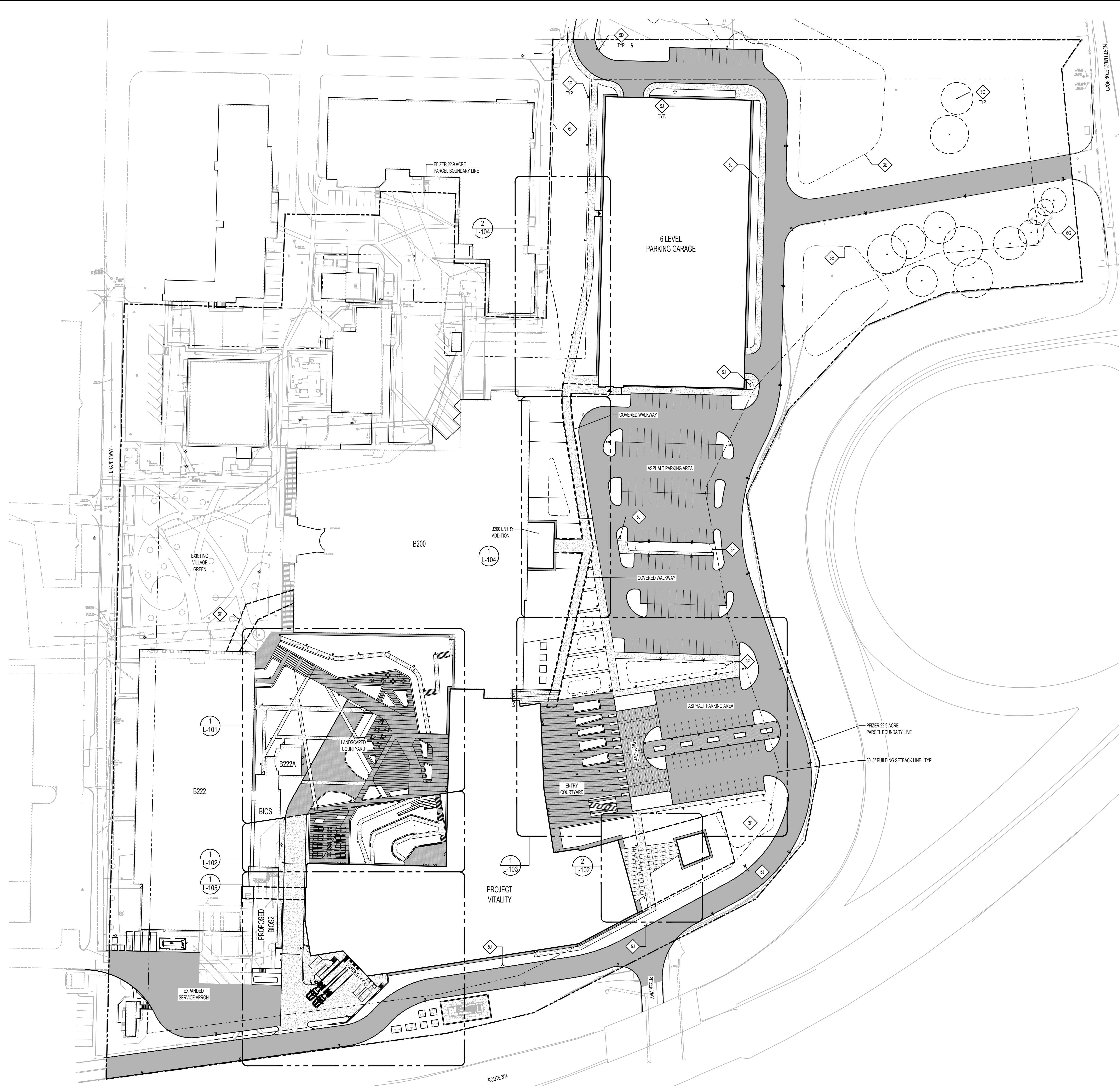
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  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

- SHEET NOTES:**
- 3E STORMWATER DETENTION BASIN
  - 3F STORMWATER RAIN GARDEN
  - 3G EXISTING TREE (DASHED)
  - 3D SINGLE ARM - POLE LUMINAIRE
  - 3E PEDESTRIAN LIGHT COLUMN
  - 3I FIRE HYDRANT
  - 3F OVERHEAD BRIDGE CONNECTOR (DASHED) - SEE ARCH.
  - 3G EXISTING SIGN, TO REMAIN
  - 3I EXISTING FENCE, TO REMAIN

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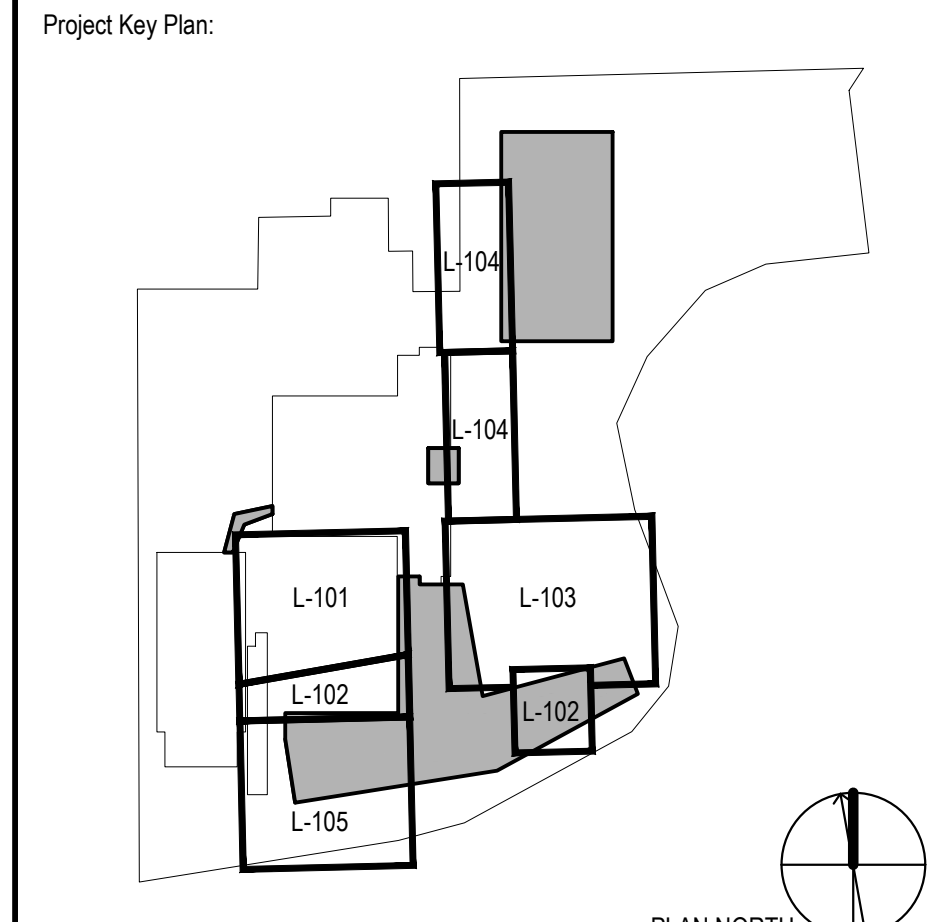
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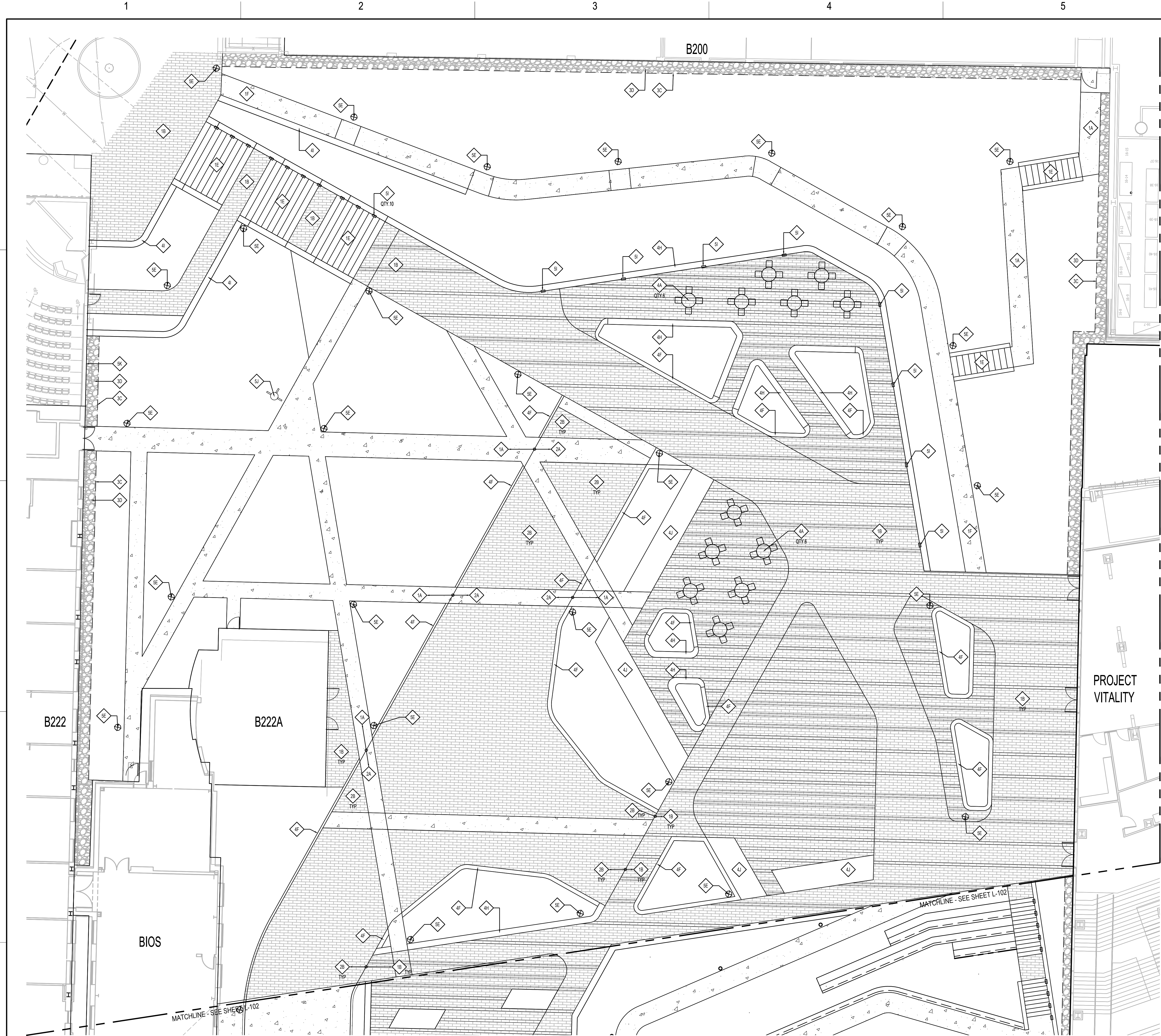
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Sheet Title  
**OVERALL SITE PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-100</b>
REV #:	

**1 OVERALL SITE PLAN**  
 SCALE: 1"=50'-0"



- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

- SHEET NOTES:**
- 1A LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS (5' W/ WF REIN. CONC. ON 6" COMPACTED BASE COURSE)
  - 1B TYPE 1 CONC. UNIT PAVEMENT HEAVY DUTY (H) W/ HAND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)
  - 1E CONC. SITE STAIR (STANDARD, C.I.P. REIN. CONC. STAIR, BLAST FINISH W/ SURFACE MOUNTED S.S. HANDRAIL) W/ CONC. CHECK WALL
  - 1F STD. CONC. CURB RAMP LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & TACTILE WARNING STRIP (5' STD. W/ WF REIN. CONC. ON 6" COMPACTED BASE COURSE)
  - 2A HEAVY DUTY (HD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS (5' REIN. CONC. ON 6" COMPACTED BASE COURSE)
  - 2B TYPE 4 CONC. UNIT PAVEMENT HEAVY DUTY (H) W/ HAND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)
  - 3C METAL LANDSCAPE EDGING
  - 3D STONE MAINTENANCE EDGE
  - 4A TYPE 1 TABLE AND CHAIRS, BOO TABLE, LANDSCAPE FORMS CHIPMAN TABLE, 42" DIA. POWDER-COATED, W/ UMBRELLA HOLE, FREE STANDING, BOO CHAIR, LANDSCAPE FORMS CHIPMAN CHAIR, ARMED, POWDER-COATED
  - 4B PRECAST CONC. CURB W/ HT PRECAST CONC. SEGMENTS ON C.I.P. CONC. FOOTING AND COMPACTED BASE COURSE
  - 4C MONOLITHIC PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBWALL TO FROST DEPTH
  - 4D SITE RETAINING WALL (STD. C.I.P. REIN. CONC. ON SPREAD FOOTING)
  - 4J WATER FEATURE
  - 4E PEDESTRIAN LIGHT COLUMN
  - 4I WALL RECESSED STEP LIGHT
  - 4K FIRE HYDRANT
  - 4L FIRE DEPT. CONNECTION

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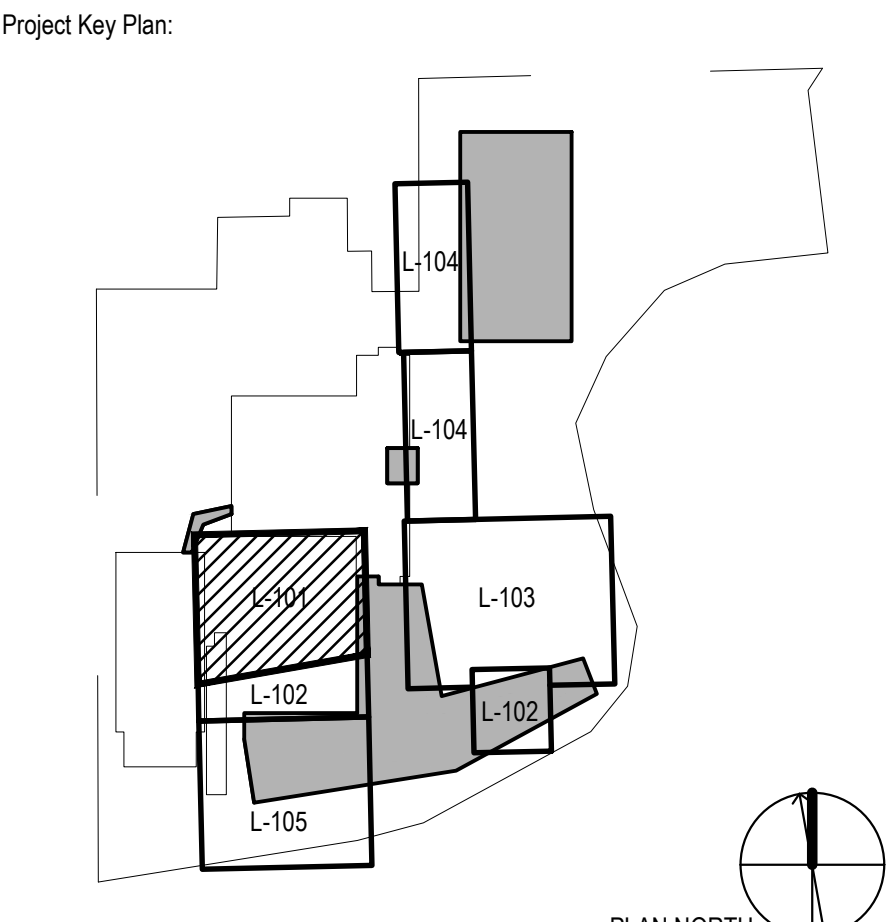
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-101</b>
REV #:	

**1 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**  
 SCALE: 1"=10'-0"  
 NORTH

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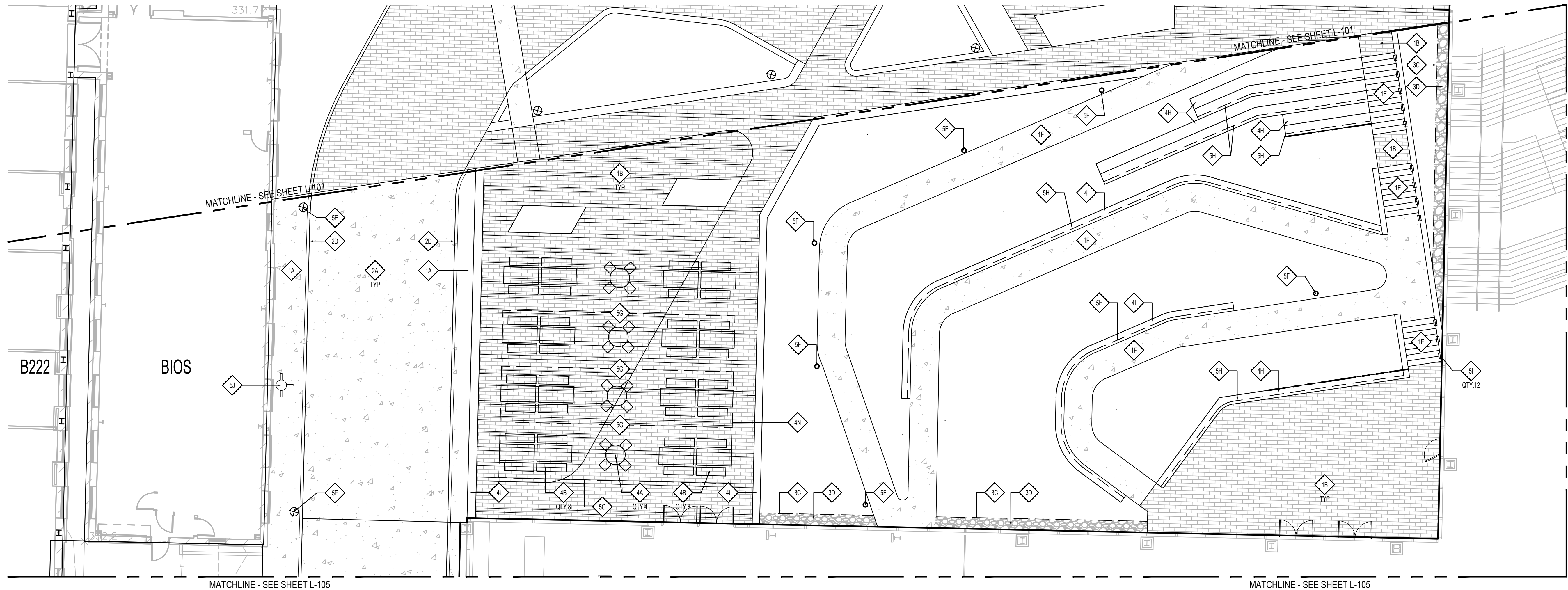
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C

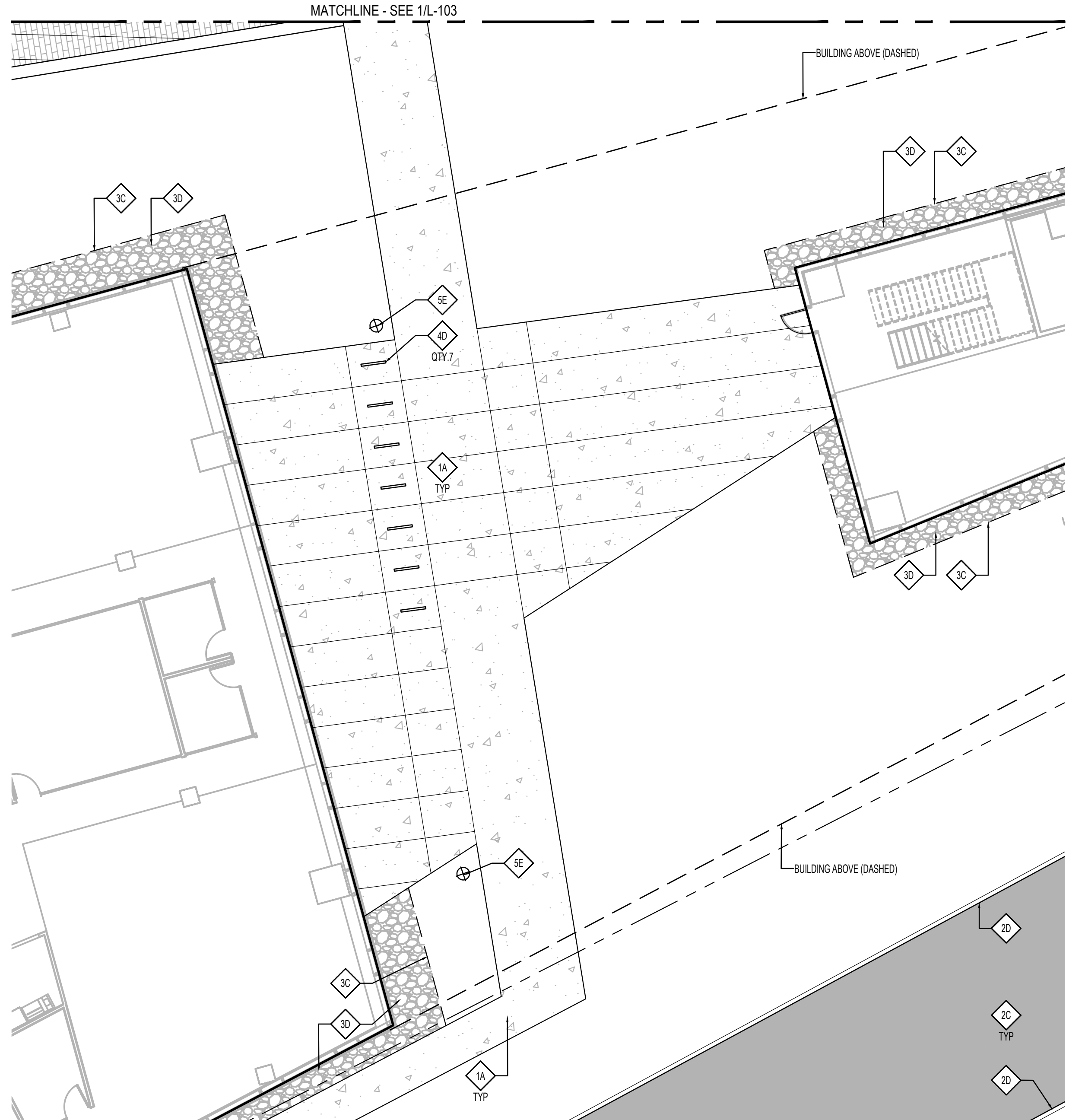
D

E



**1 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

SCALE: 1"=10'-0"



**2 ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

SCALE: 1"=10'-0"



- GENERAL NOTES:**
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  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

- SHEET NOTES:**
- 1A LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS (5' WWF REIN. CONC. ON 6" COMPACTED BASE COURSE)
  - 1B TYPE 1 CONC. JUNT PAV. HEAVY DUTY (4" THK. L) W/ HAND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)
  - 1C CONC. SITE STAIR (STANDARD, C.I.P. REIN. CONC. STAIR, BLAST FINISH, W/ SURFACE MOUNTED S.S. HANDRAIL) W/ CONC. CHECK WALL
  - 1D STD. CONC. CURB RAMP LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & TACTILE WARNING STRIP (5' STD., WWF REIN. CONC. ON 6" COMPACTED BASE COURSE)
  - 2A HEAVY DUTY (HD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS (5' REIN. CONC. ON 6" COMPACTED BASE COURSE)
  - 2C ASPHALT PAVING
  - 2D 6" CONC. CURB
  - 3C METAL LANDSCAPE EDGING
  - 3D STONE MAINTENANCE EDGE
  - 4A TYPE 1 TABLE AND CHAIRS, 800 TABLE LANDSCAPE FORMS CHIPMAN TABLE, 42" DIA. POWDER COATED, W/ UMBRELLA HOLE, FREE STANDING, 800 CHAIR, LANDSCAPE FORMS CHIPMAN CHAIR, ARMED, POWDER COATED
  - 4B TYPE 2 TABLE & BENCHES, 800 TABLE LANDSCAPE FORMS HARVEST TABLE, DINING HEIGHT POWDER COATED, FREE STANDING, 800 BENCH, LANDSCAPE FORMS HARVEST BENCH, DINING HEIGHT, POWDER COATED
  - 4D BICYCLE RACK, 800, LANDSCAPE FORMS FGP BIKE RACK, POWDER COATED, SURFACE MOUNT
  - 4H MONOLITHIC PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBWALL TO FROST DEPTH
  - 4I SITE RETAINING WALL, STD. C.I.P. REIN. CONC. ON SPREAD FOOTING
  - 4N EXTERIOR CANOPY STRUCTURE (DASHED) - SEE ARCH.
  - 5E PEDESTRIAN LIGHT COLUMN
  - 5F LIGHT BOLLARD ROUND
  - 5G FESTOON LINEAR LIGHT
  - 5H FLEXIBLE LED TAPE AT SEAT WALL
  - 5I WALL RECESSED STEP LIGHT
  - 5J FIRE HYDRANT

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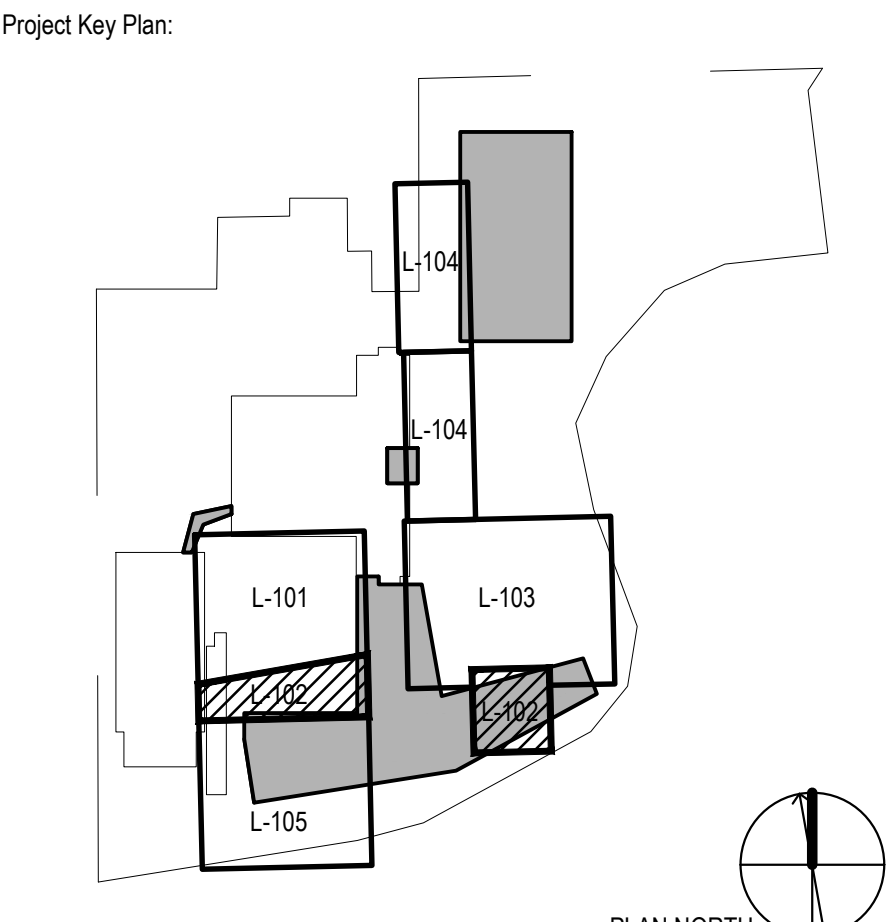
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



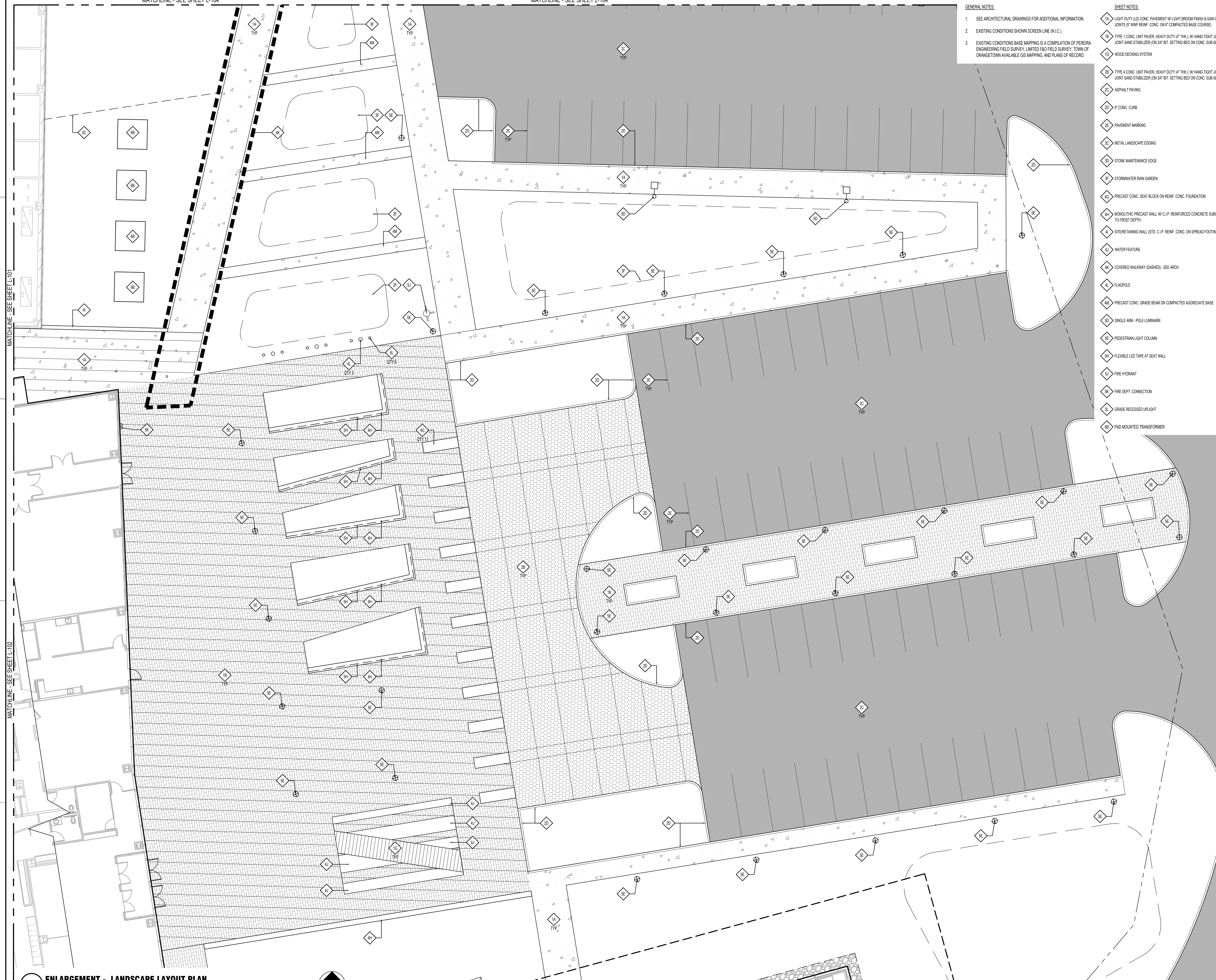
Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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Sheet Title  
**ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-102</b>
REV #	



**GENERAL NOTES:**

- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
- EXISTING CONDITIONS BASE MAPPING IS A COMPILED OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

**SHEET NOTES:**

- 1A LIGHT DUTY LED CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS @ 8' W/ W/ REIN. CONC. ON 6" COMPACTED BASE COURSE
- 1B TYPE 1 CONC. UNIT PAVEMENT, HEAVY DUTY (4" THK.), W/ HAND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)
- 1C WOOD DECKING SYSTEM
- 2B TYPE 4 CONC. UNIT PAVEMENT, HEAVY DUTY (4" THK.), W/ HAND-TIGHT JOINTS & JOINT SAND STABILIZER (ON 3/4" BIT. SETTING BED ON CONC. SUB-SLAB)
- 2C ASPHALT PAVING
- 2D 6" CONC. CURB
- 2E PAVEMENT MARKING
- 2F METAL LANDSCAPE EDGING
- 2G STONE MAINTENANCE EDGE
- 2H STORMWATER RAIN GARDEN
- 2I PRECAST CONC. SEAT BLOCK ON REIN. CONC. FOUNDATION
- 2J MONOLITHIC PRECAST WALL W/ C.I.P. REINFORCED CONCRETE SUBWALL TO FRONT DEPTH
- 2K SITE RETAINING WALL (STD. C.I.P. REIN. CONC. ON SPREAD FOOTING)
- 3A WATER FEATURE
- 3B COVERED WALKWAY (DASHED) - SEE ARCH.
- 3C FLAGPOLE
- 3D PRECAST CONC. GRADE BEAM ON COMPACTED AGGREGATE BASE
- 3E SINGLE ARM - POLE LUMINAIRE
- 3F PEDESTRIAN LIGHT COLUMN
- 3G FLEXIBLE LED TAPE AT SEAT WALL
- 3H FIRE HYDRANT
- 3I FIRE DEPT. CONNECTION
- 3J GRADE RECESSED UPLIGHT
- 3K PAD MOUNTED TRANSFORMER

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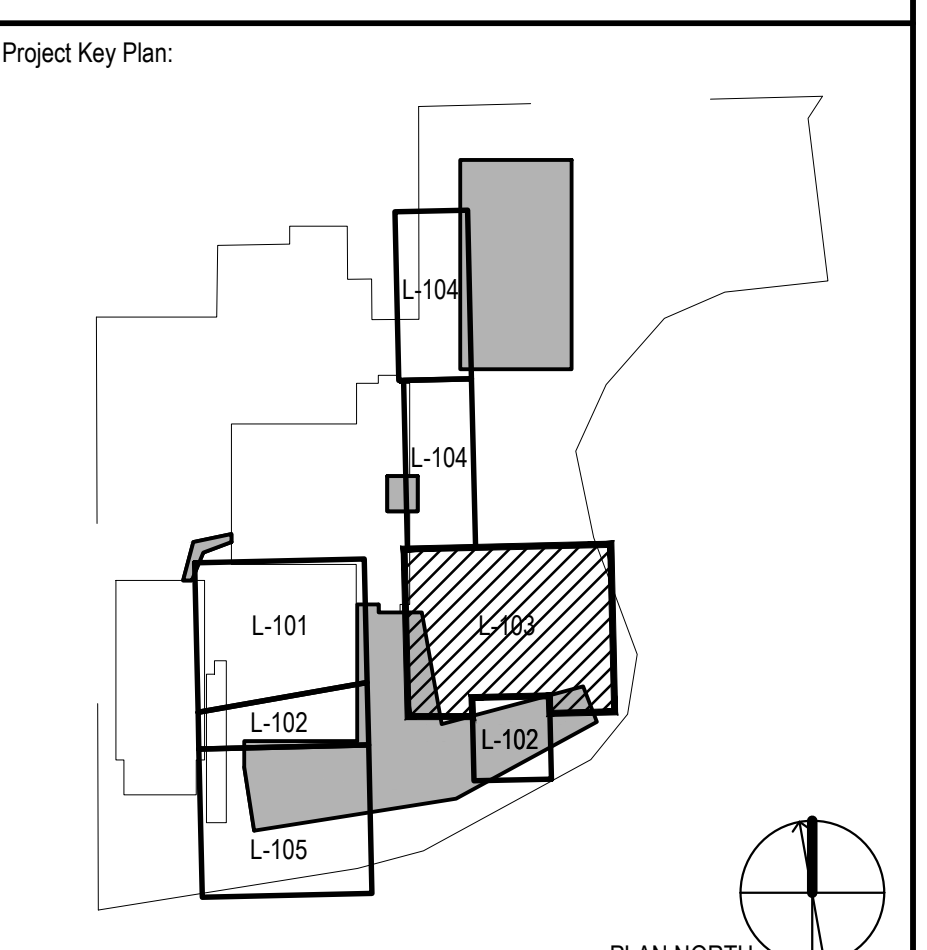
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



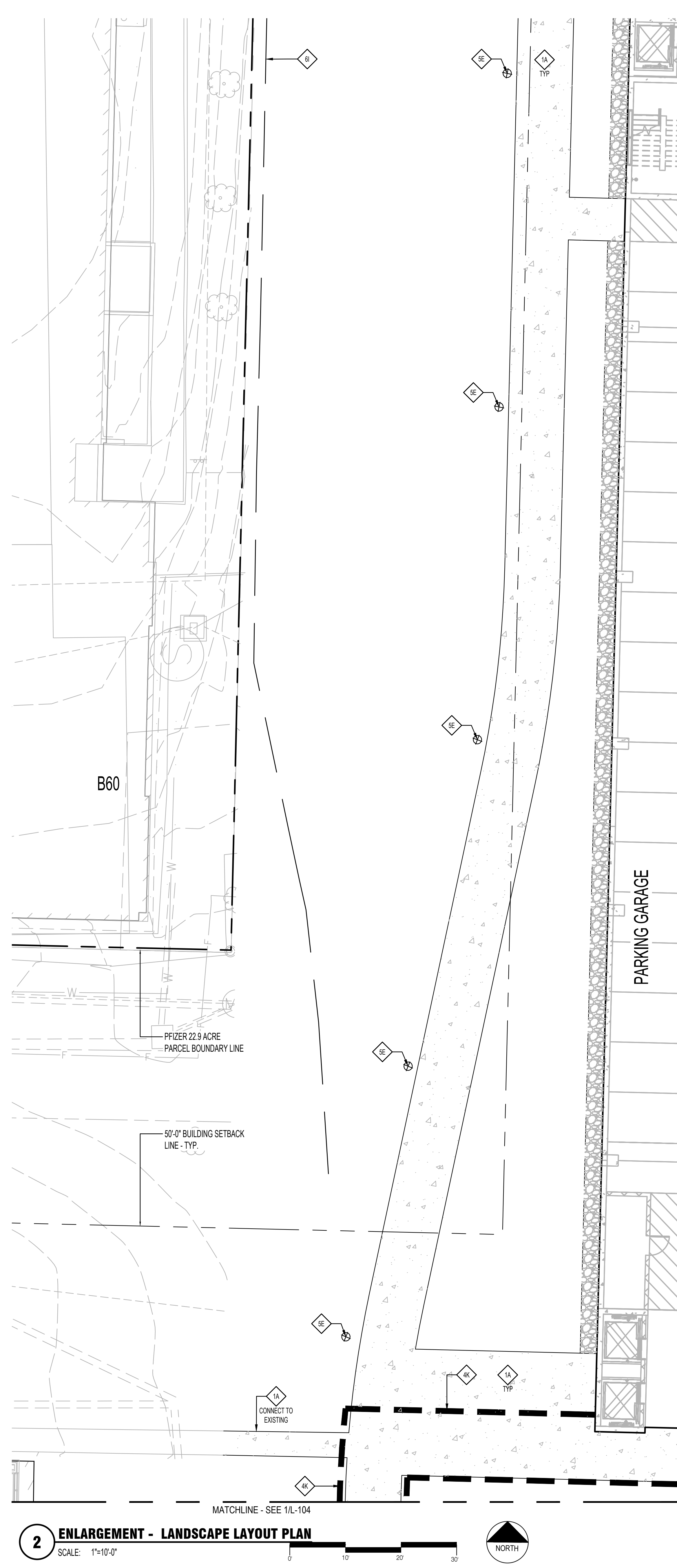
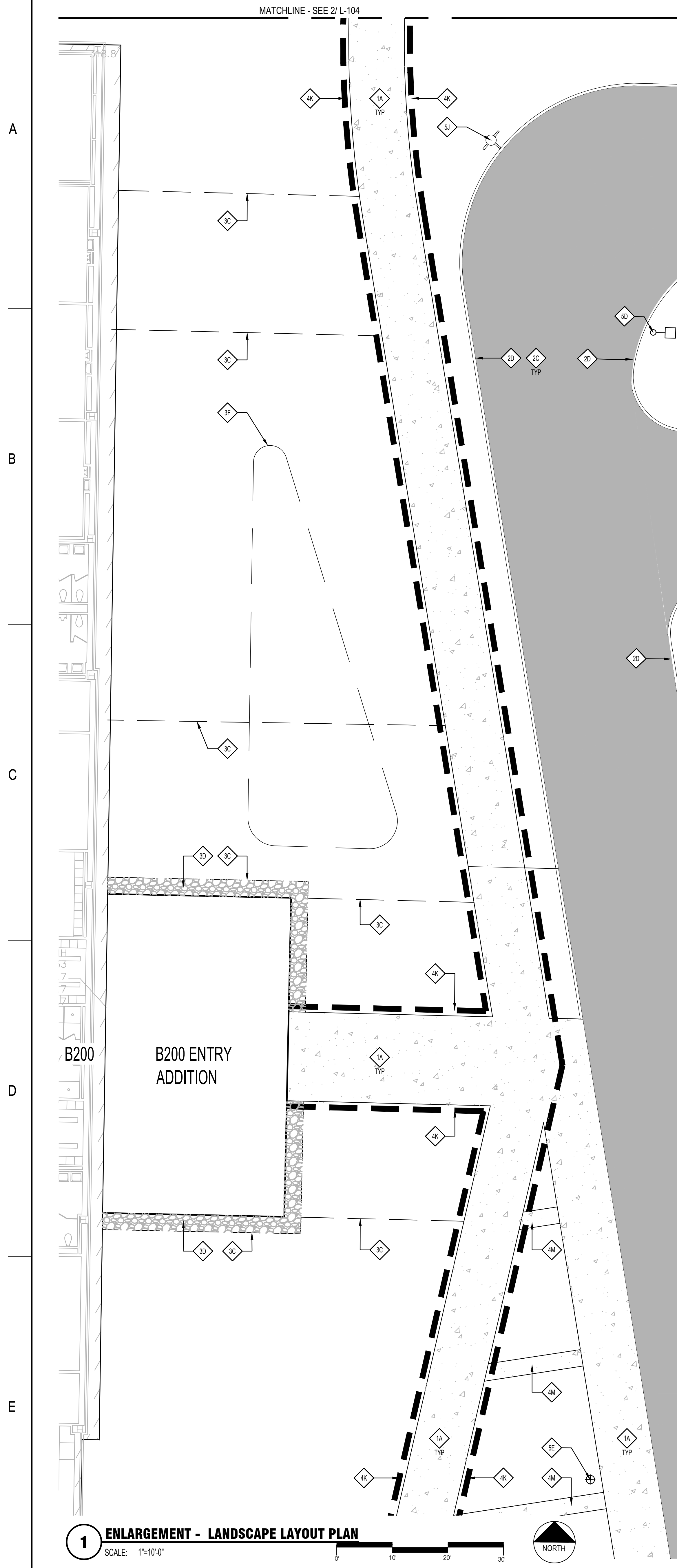
Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale: AS NOTED  
 Date: 04/21/23  
 Project #: 23661-00  
 Dwg #: L-103 REV #



- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

- SHEET NOTES:**
- 1A LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAIN-CUT JOINTS (S' WWF REINF. CONC. ON 6" COMPACTED BASE COURSE)
  - 2C ASPHALT PAVING
  - 2D 6" CONC. CURB
  - 3C METAL LANDSCAPE EDGING
  - 3D STONE MAINTENANCE EDGE
  - 3F STORMWATER RAIN GARDEN
  - 4K COVERED WALKWAY (DASHED) - SEE ARCH.
  - 4M PRECAST CONC. GRADE BEAM ON COMPACTED AGGREGATE BASE
  - 5D SINGLE ARM - POLE LUMINAIRE
  - 5E PEDESTRIAN LIGHT COLUMN
  - 5I FIRE HYDRANT
  - 5K FIRE DEPT. CONNECTION
  - 6 EXISTING FENCE, TO REMAIN

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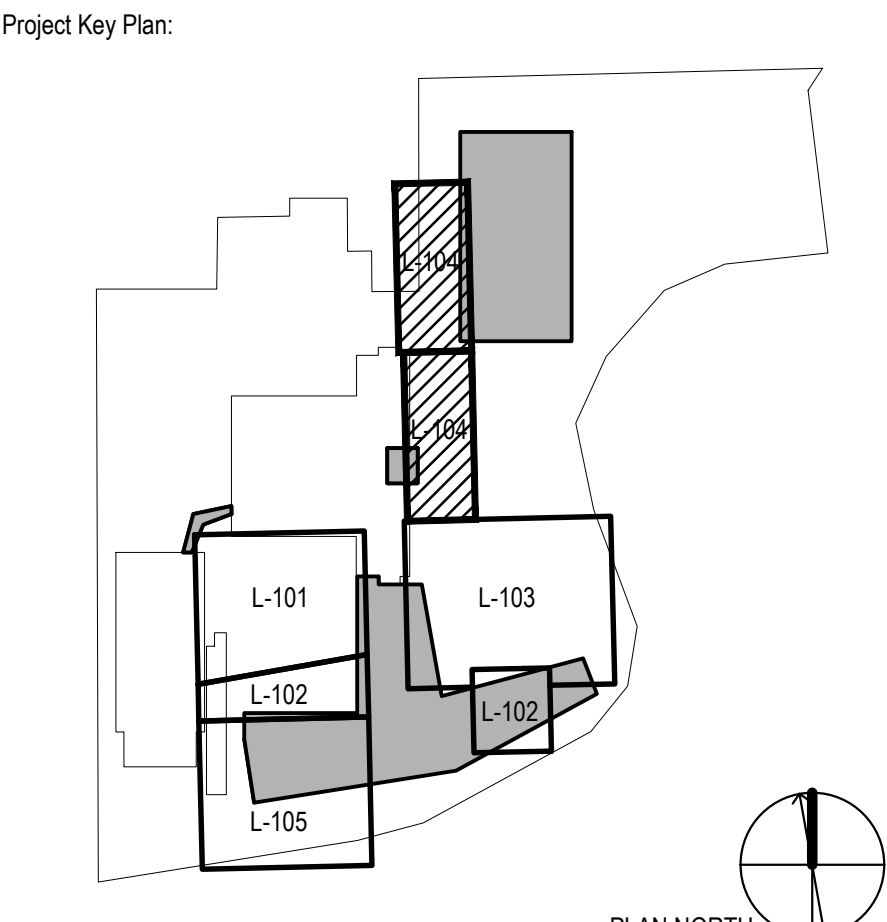
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



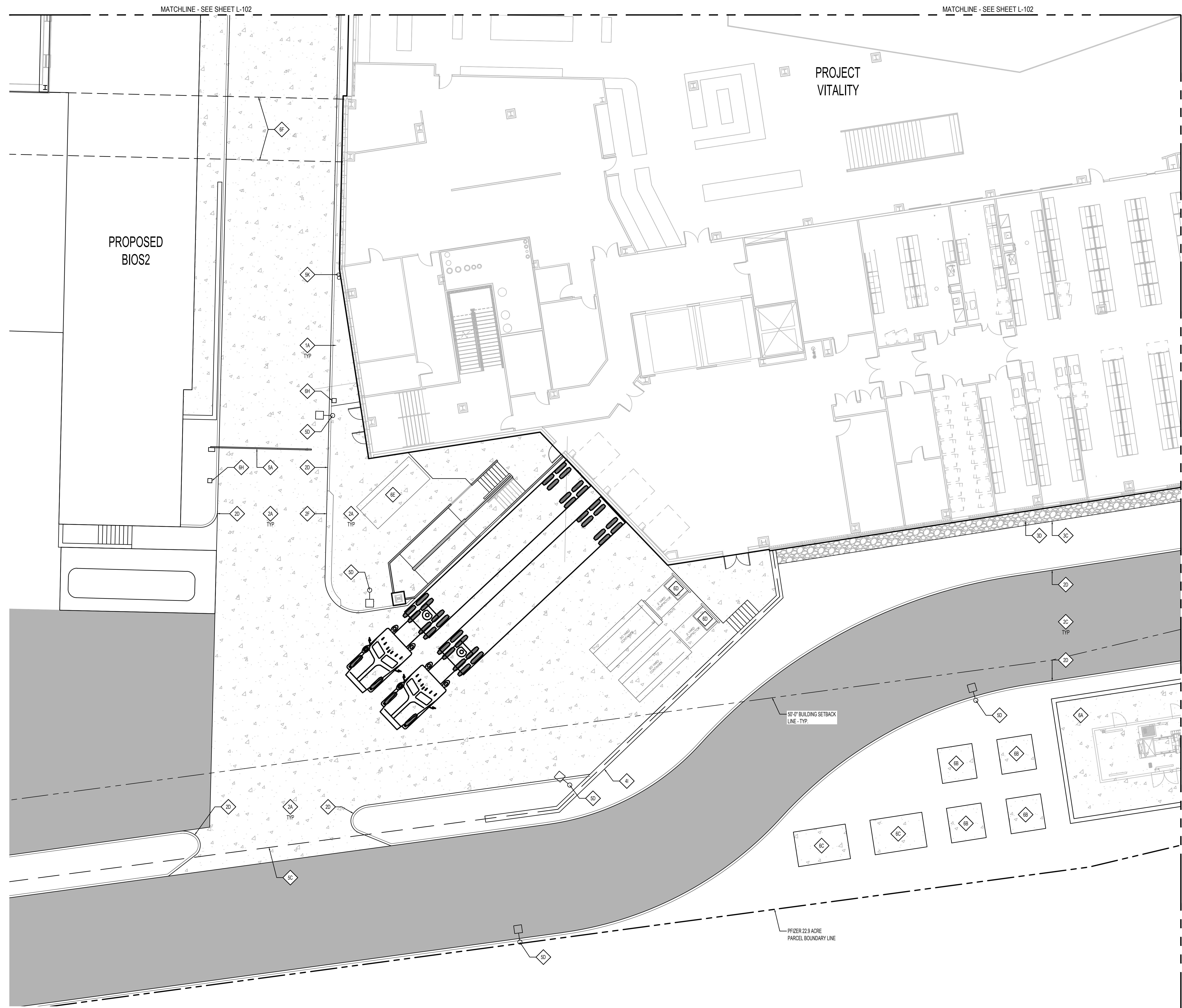
Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale: AS NOTED  
 Date: 04/21/23  
 Project #: 23661-00  
 Dwg #: **L-104** REV #



- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
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- SHEET NOTES:**
- 1A LIGHT DUTY (LD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS @ 8' WF REINF. CONC. ON 6" COMPACTED BASE COURSE
  - 2A HEAVY DUTY (HD) CONC. PAVEMENT W/ LIGHT BROOM FINISH & SAW-CUT JOINTS @ 8' REINF. CONC. ON 6" COMPACTED BASE COURSE
  - 2C ASPHALT PAVING
  - 2D 6" CONC. CURB
  - 2F MOUNTABLE CURB
  - 3C METAL LANDSCAPE EDGING
  - 3D STONE MAINTENANCE EDGE
  - 4 SITE RETAINING WALL (STD. C.I.P. REINF. CONC. ON SPREAD FOOTING)
  - 5A ACCESS CONTROL GATE
  - 5C DECORATIVE FENCE AND GATE WITH KNOX BOX TO SUPPORT FIRE DEPARTMENT ACCESS
  - 5D SINGLE ARM - POLE LUMINAIRE
  - 5H FIRE DEPT. CONNECTION
  - 6A EMERGENCY GENERATOR IN ENCLOSURE
  - 6B PAD MOUNTED TRANSFORMER
  - 6C SWITCHGEAR LINEUP
  - 6D COMPACTOR
  - 6E DUMPSTER
  - 6F OVERHEAD BRIDGE CONNECTOR (DASHED) - SEE ARCH.
  - 6H CARD READER

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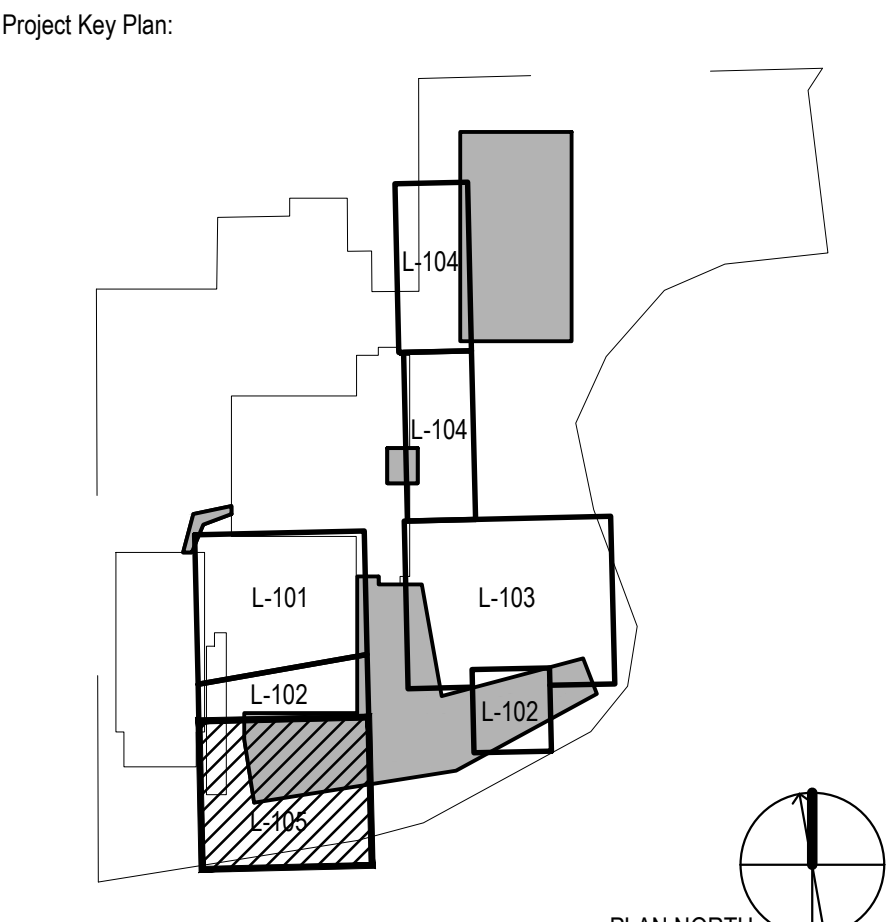
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
03	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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Sheet Title  
**ENLARGEMENT - LANDSCAPE LAYOUT PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	L-105

**1** ENLARGEMENT - LANDSCAPE LAYOUT PLAN  
 SCALE: 1"=10'-0"



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- GENERAL NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  2. EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  3. EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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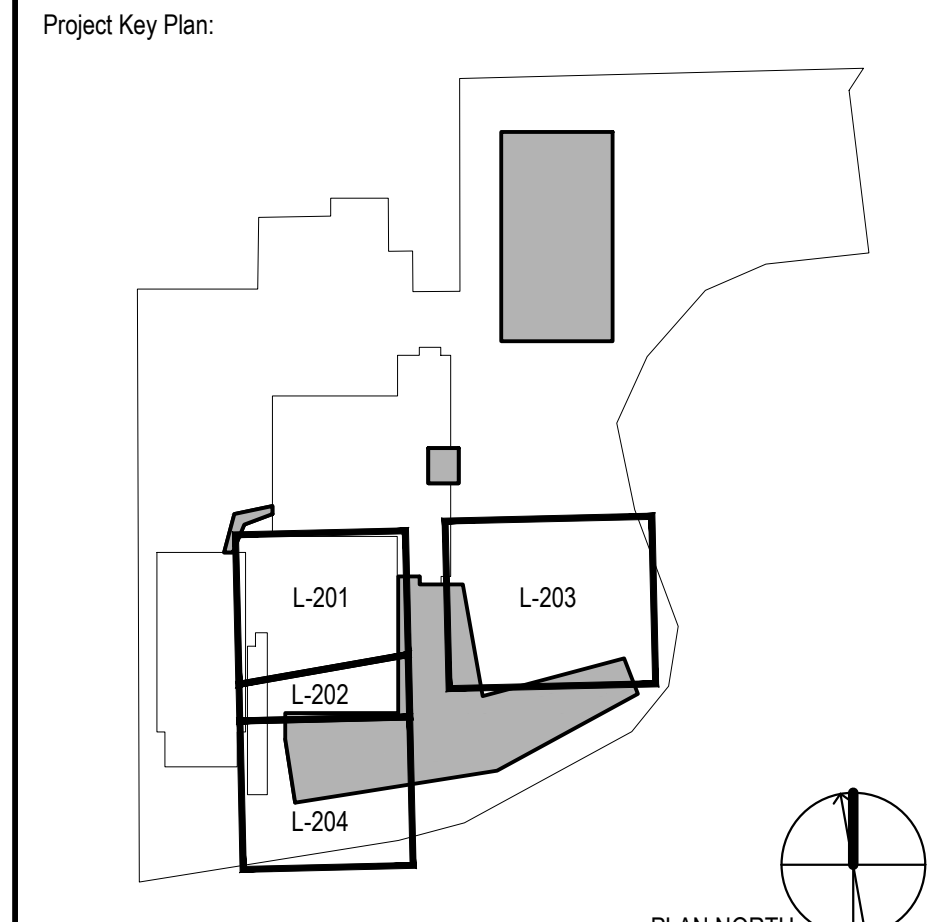
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
	04/03/2023	ISSUED FOR PERMIT
	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

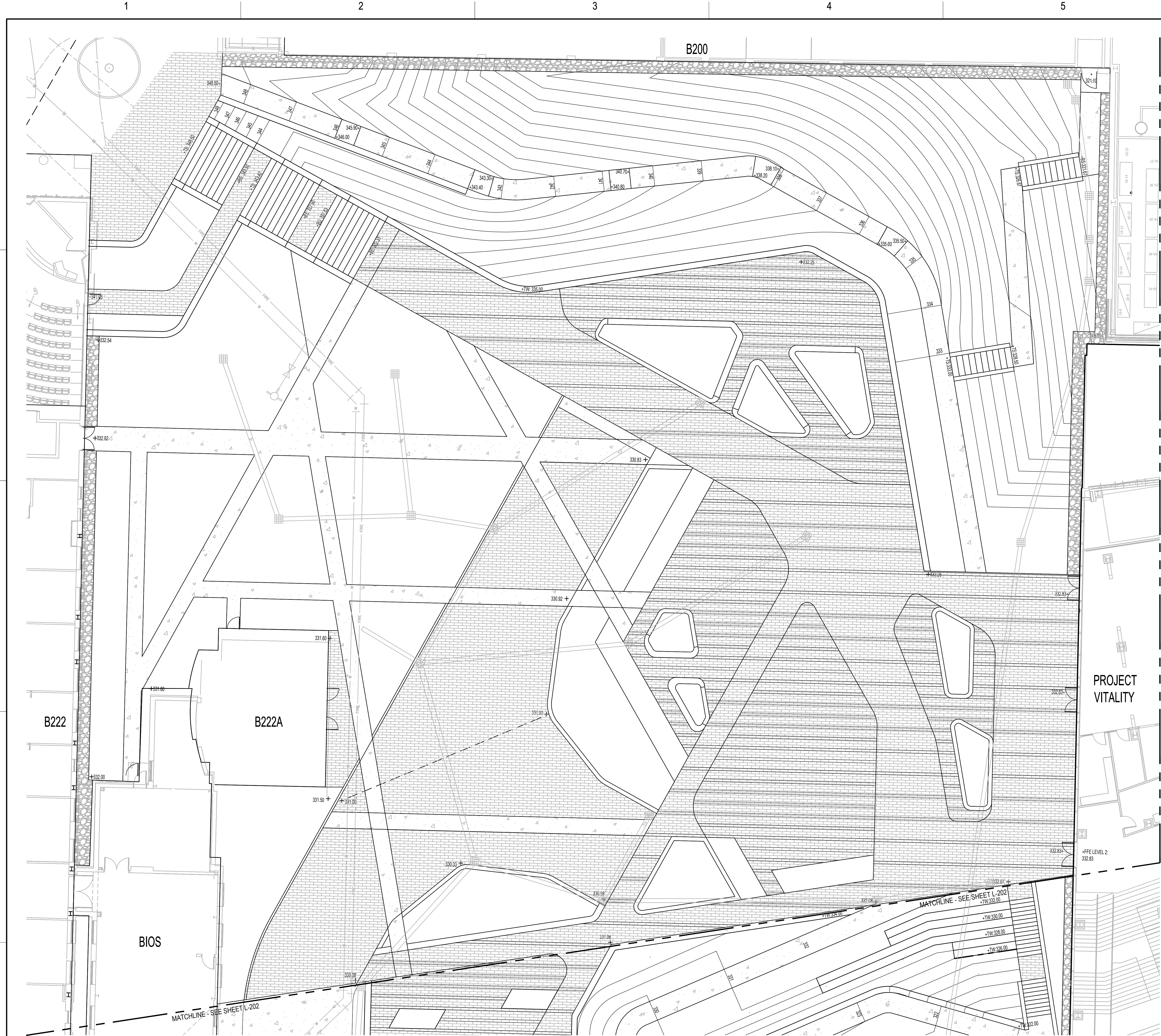
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**OVERALL LANDSCAPE  
 GRADING PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-200</b>
REV #:	

**1** OVERALL LANDSCAPE GRADING PLAN  
 SCALE: 1"=50'-0"



- GENERAL NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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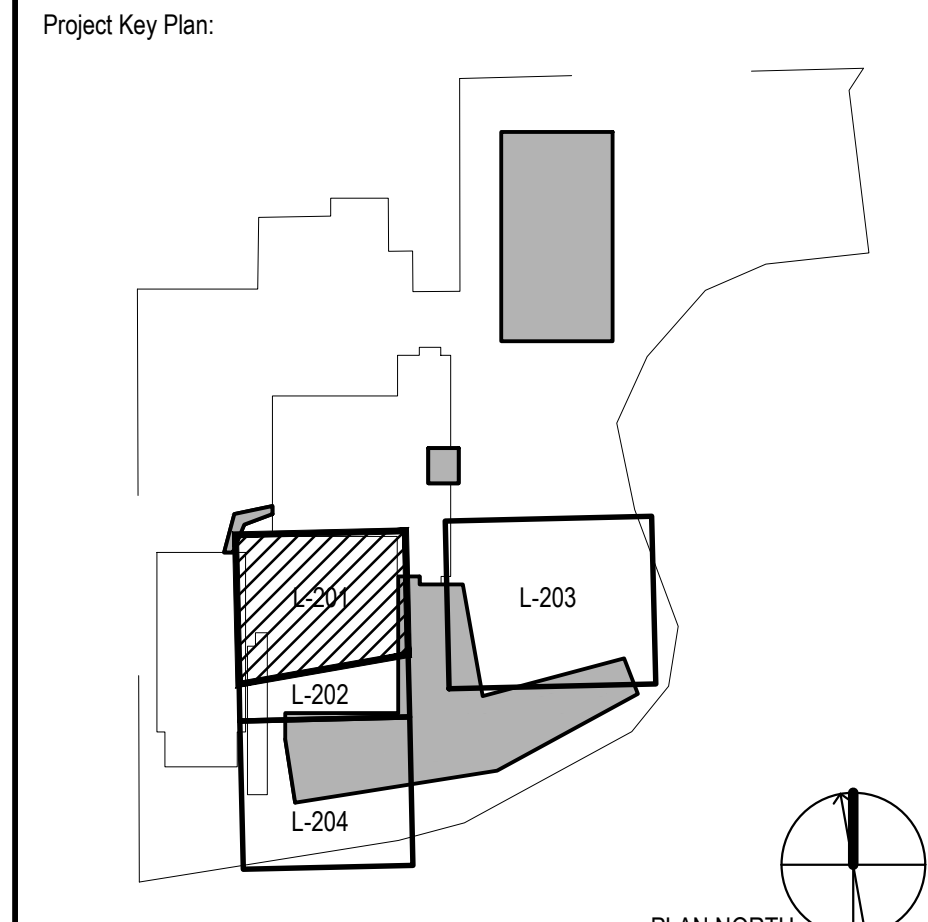
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

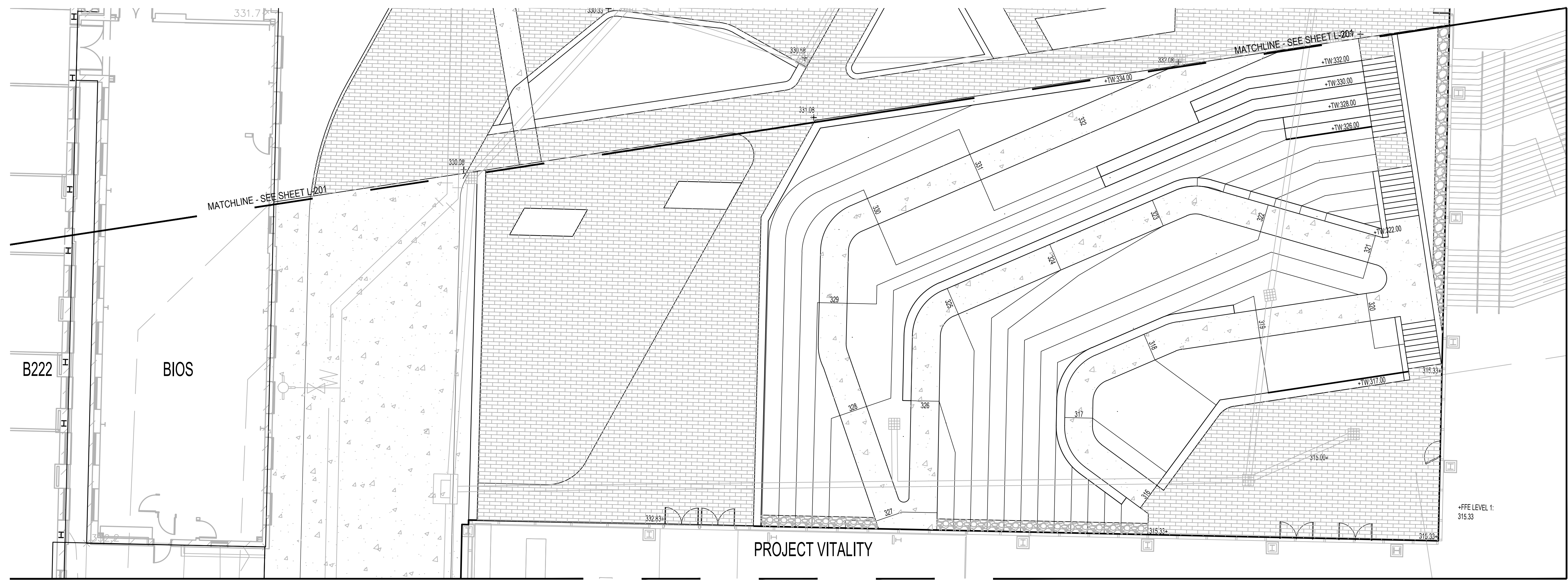
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**ENLARGEMENT - LANDSCAPE GRADING PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-201</b>
REV #:	

**1 ENLARGEMENT - LANDSCAPE GRADING PLAN**  
 SCALE: 1"=10'-0"



**1 ENLARGEMENT - LANDSCAPE GRADING PLAN**  
 SCALE: 1"=10'-0"  
 NORTH

- GENERAL NOTES:**
1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  2. EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  3. EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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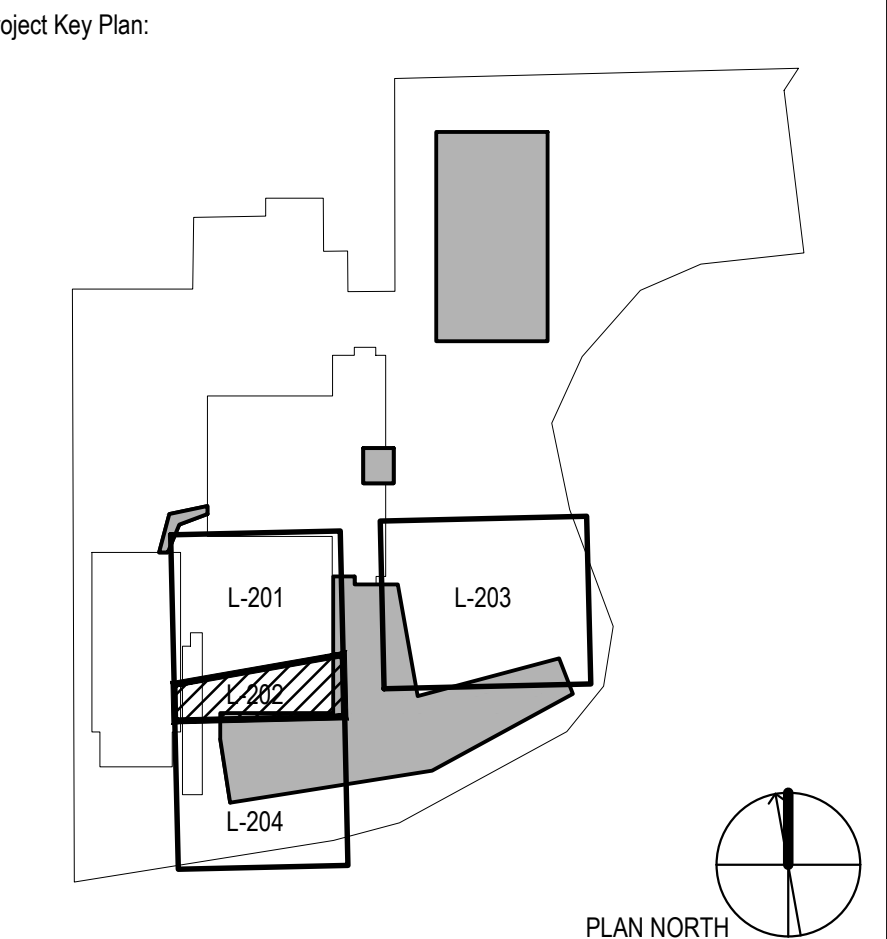
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

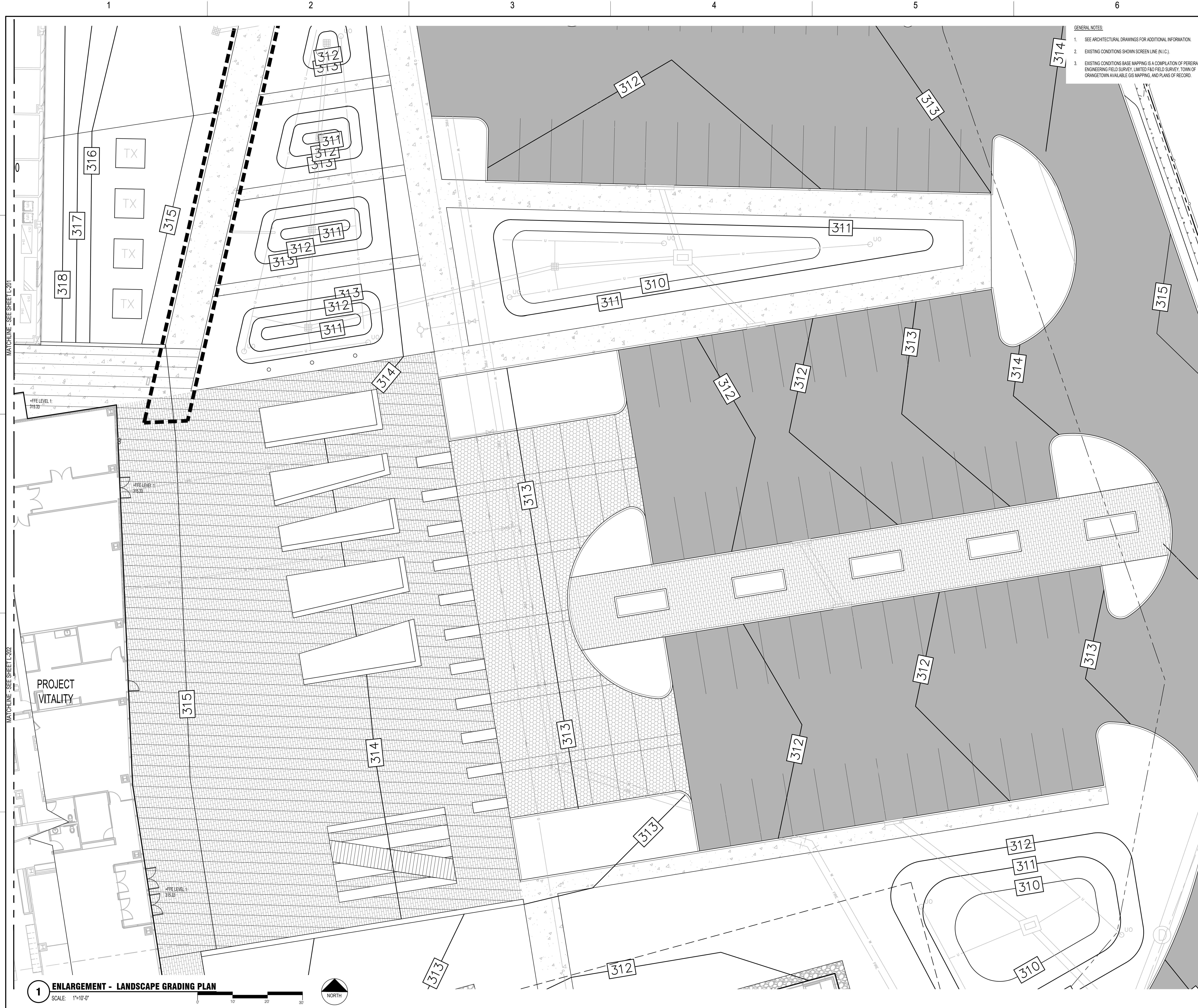
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**ENLARGEMENT - LANDSCAPE GRADING PLAN**

Scale: AS NOTED  
 Date: 04/21/23  
 Project #: 23661-00  
 Dwg #:

**L-202** REV #



- GENERAL NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  2. EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
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**1 ENLARGEMENT - LANDSCAPE GRADING PLAN**  
 SCALE: 1"=10'-0"  
 NORTH

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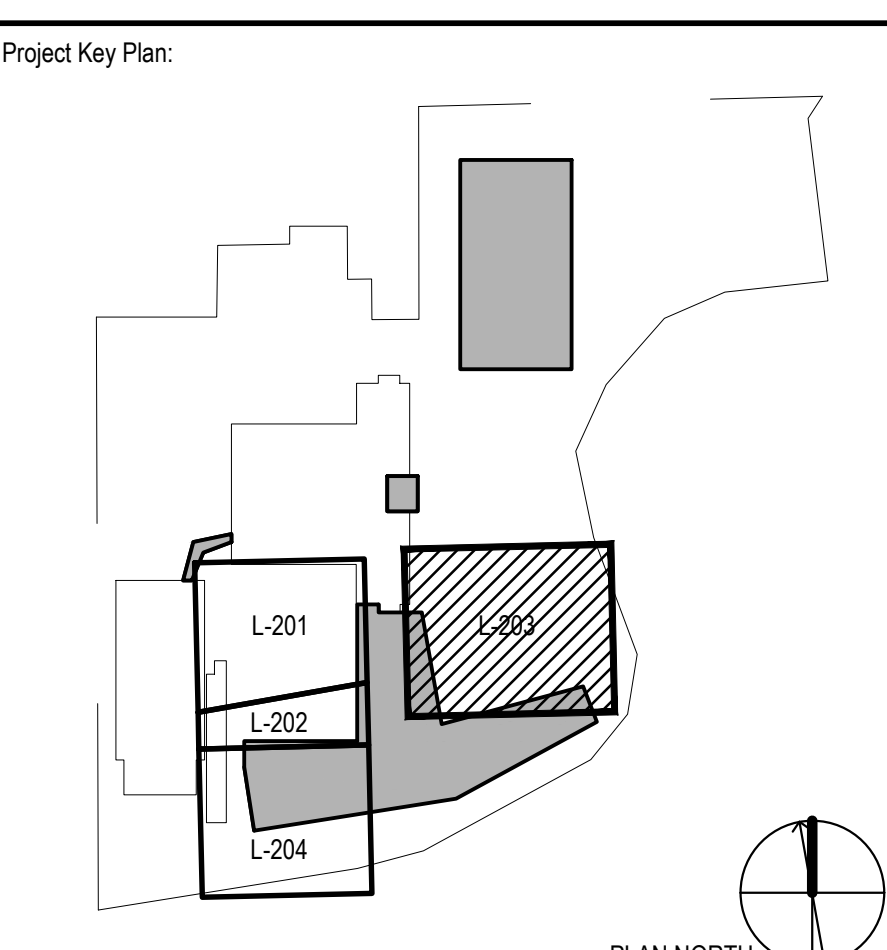
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:  
**ENLARGEMENT - LANDSCAPE GRADING PLAN**

Scale: AS NOTED  
 Date: 04/21/23  
 Project #: 23661-00  
 Dwg #: **L-203** REV #

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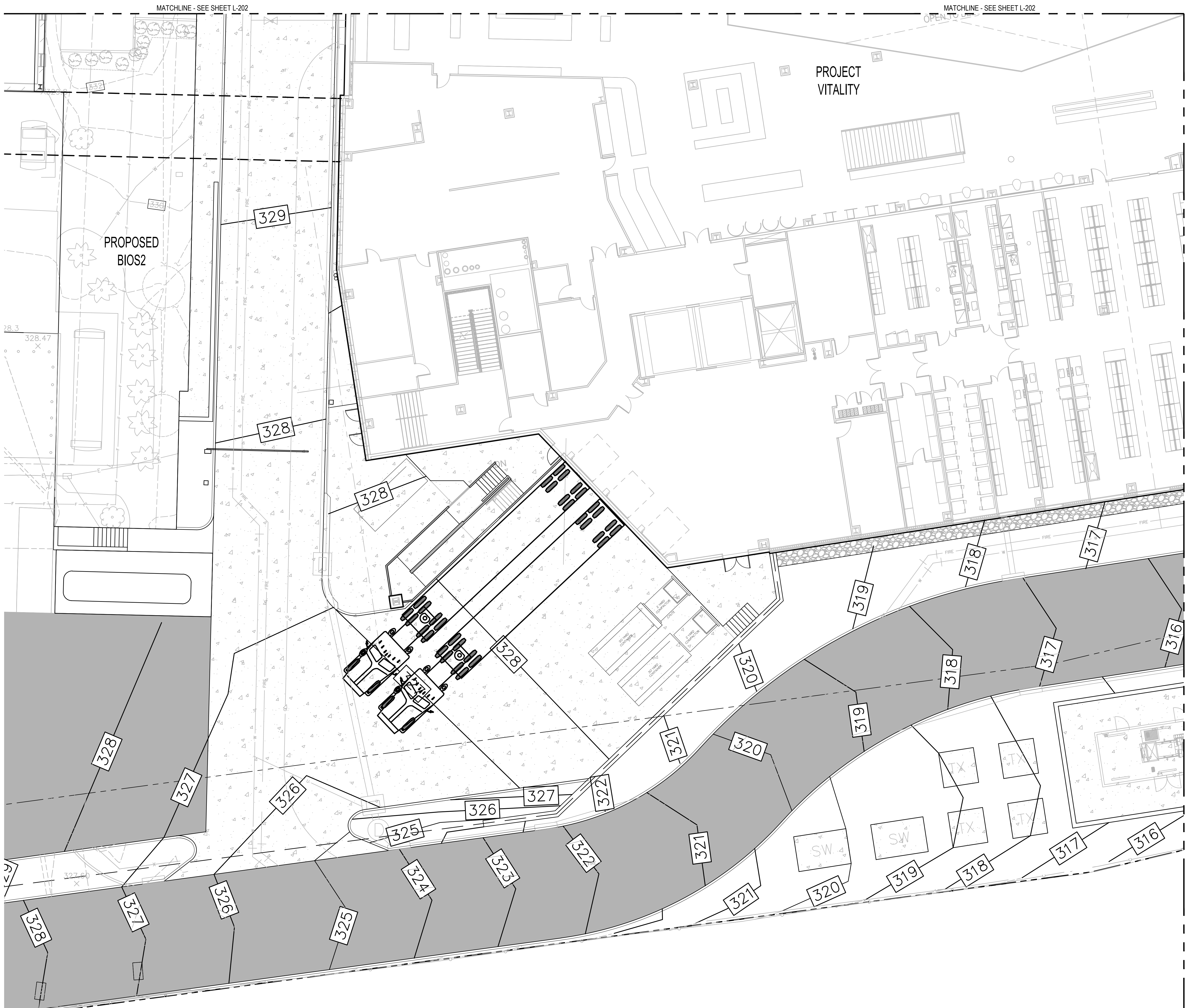
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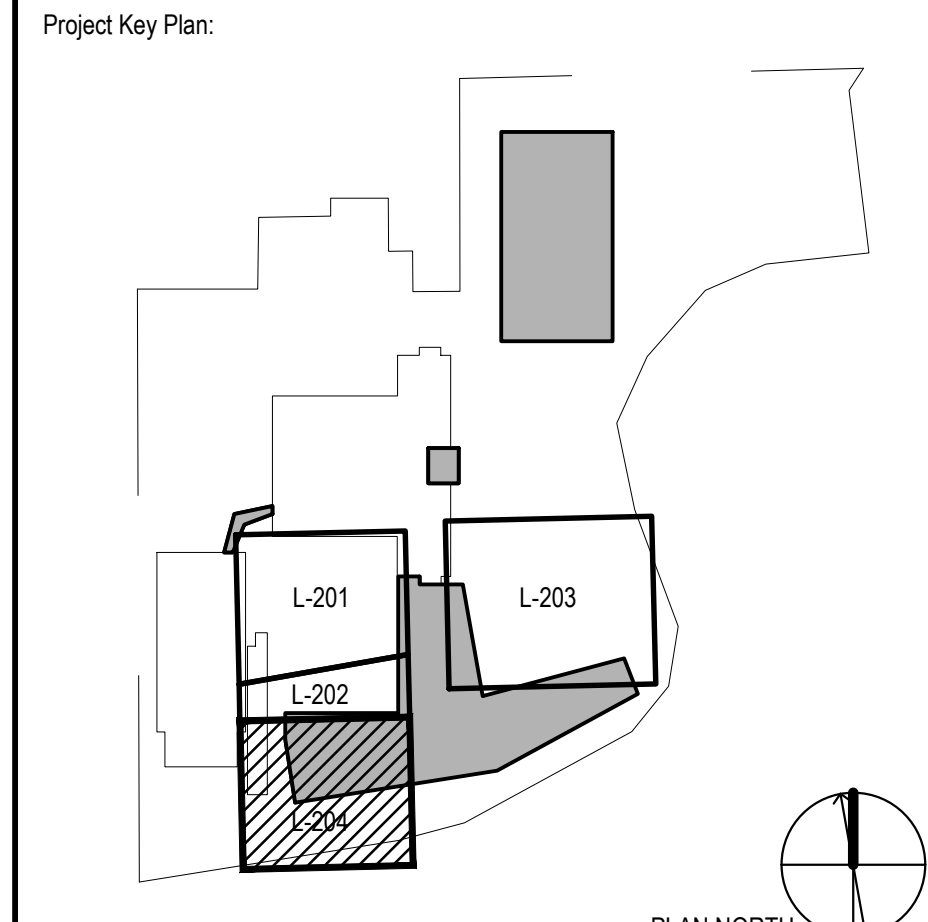
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**ENLARGEMENT - LANDSCAPE GRADING PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	

**1** ENLARGEMENT - LANDSCAPE GRADING PLAN  
 SCALE: 1"=10'-0"  
 NORTH

**L-204** REV #

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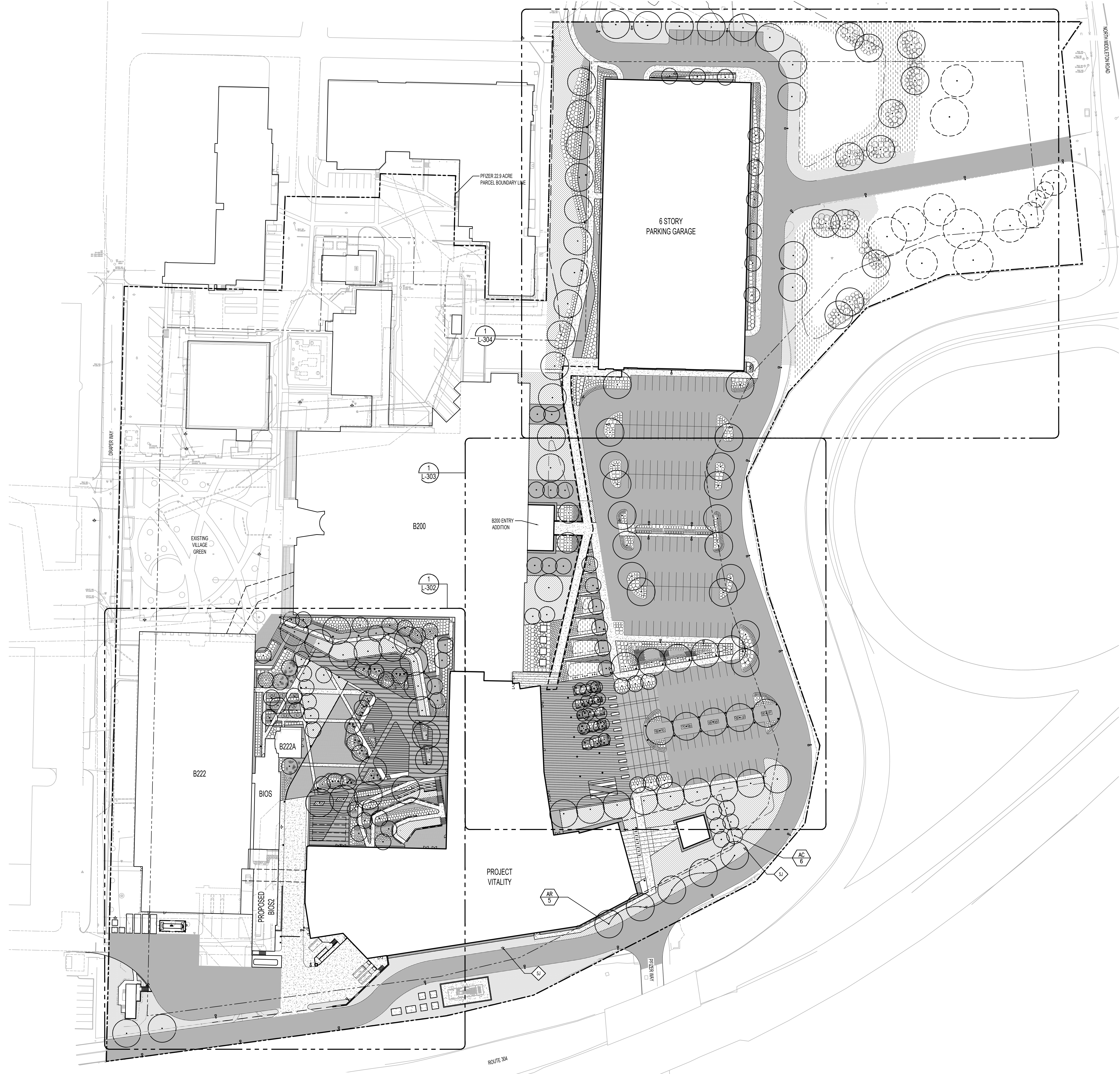
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**GENERAL NOTES:**

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**SHEET NOTES:**

- SI FIRE HYDRANT
- AA 0 PLANT KEY AND QUANTITY

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	TURF - SEEDED
	GROUNDCOVER
	NATIVE SEED MIX / MEADOW

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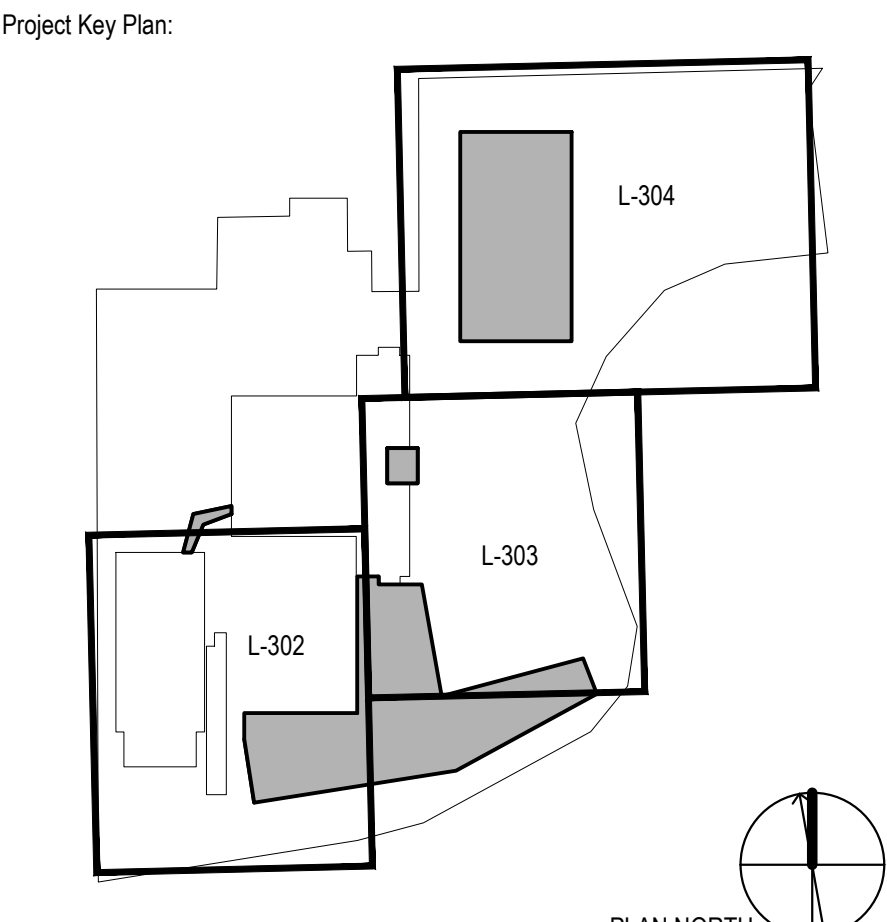
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
01	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
03	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

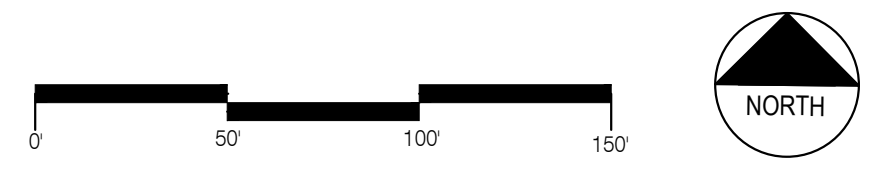
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Sheet Title:  
**OVERALL PLANTING PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-300</b>
REV #:	

**1 OVERALL PLANTING PLAN**  
 SCALE: 1"=50'-0"



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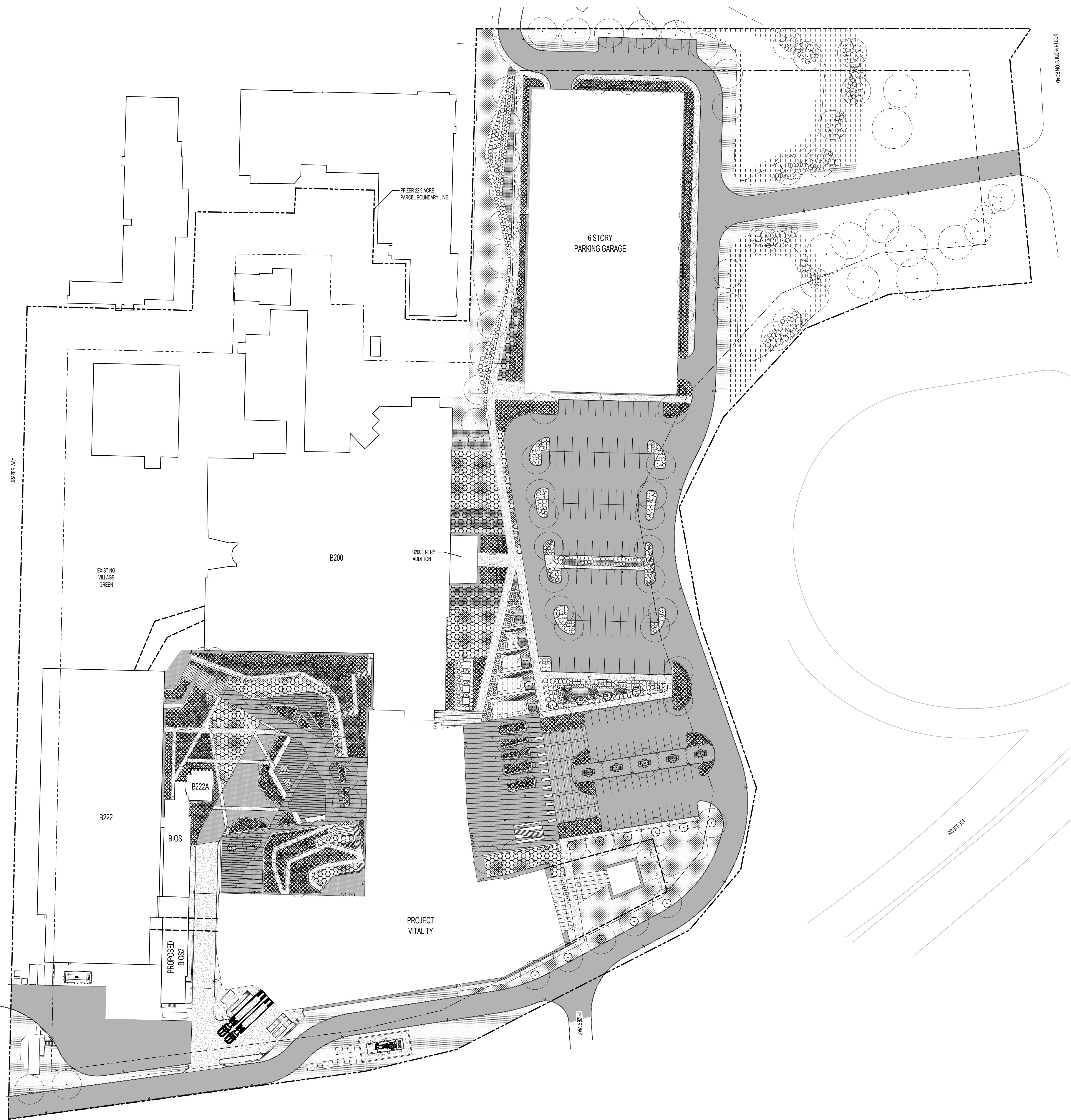
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**LEGEND:**

- IRRIGATED LAWN AREA
- IRRIGATED PLANT BED
- IRRIGATED TREE RING

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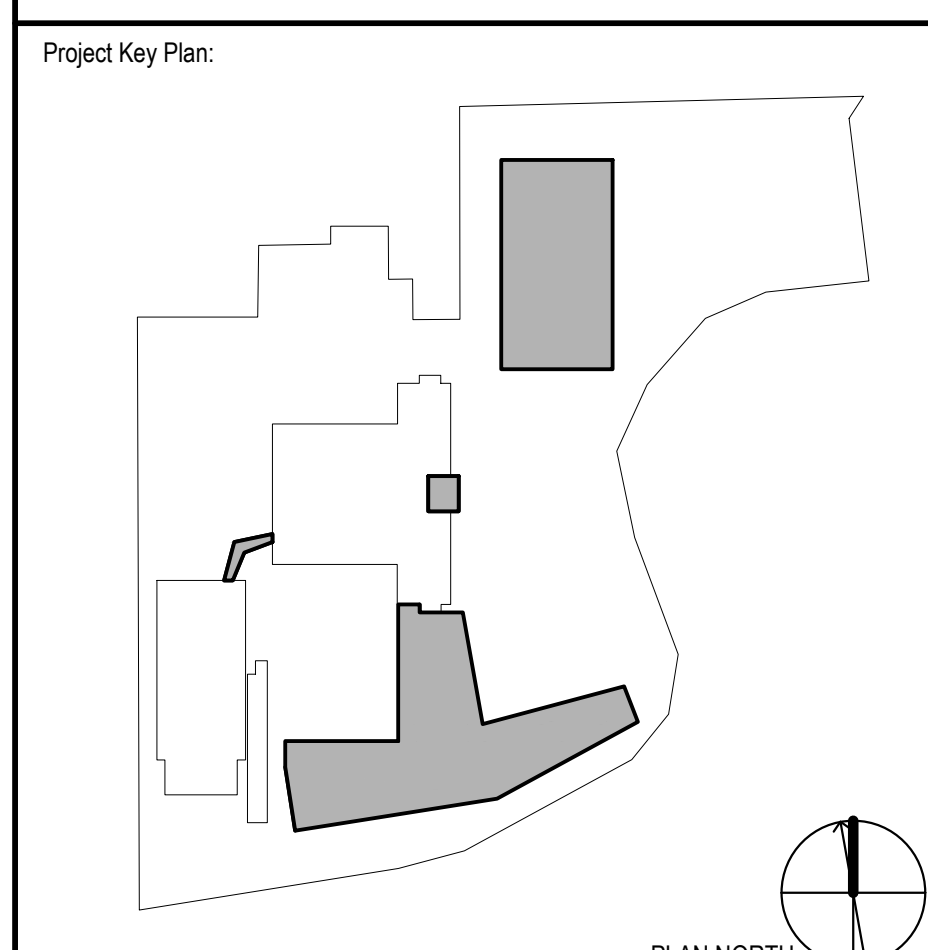
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
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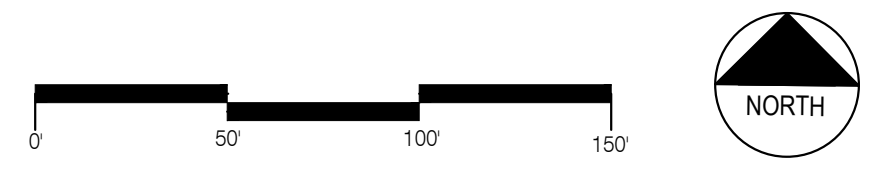


Sheet Title  
**OVERALL IRRIGATION PLAN**

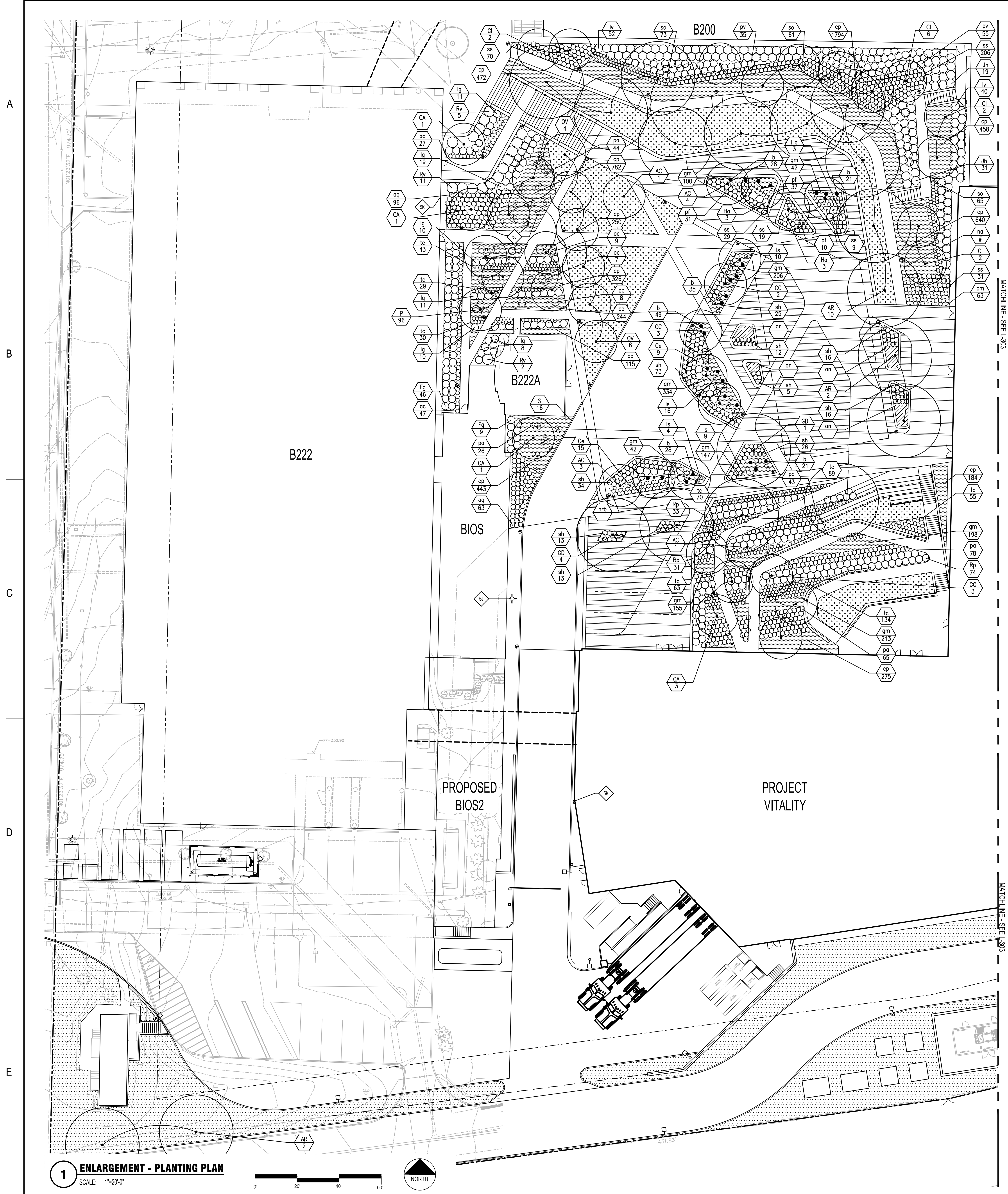
Scale: AS NOTED  
 Date: 04/21/23

Project #: 23661-00  
 Dwg #:

**1 OVERALL IRRIGATION PLAN**  
 SCALE: 1"=50'-0"



**L-301** REV #



- GENERAL NOTES:**
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**SHEET NOTES:**

- SI FIRE HYDRANT
- SH FIRE DEPT. CONNECTION
- AA 0 PLANT KEY AND QUANTITY

	TURF - SODDED
	TURF - SEEDED
	GROUNDCOVER
	ANNUALS

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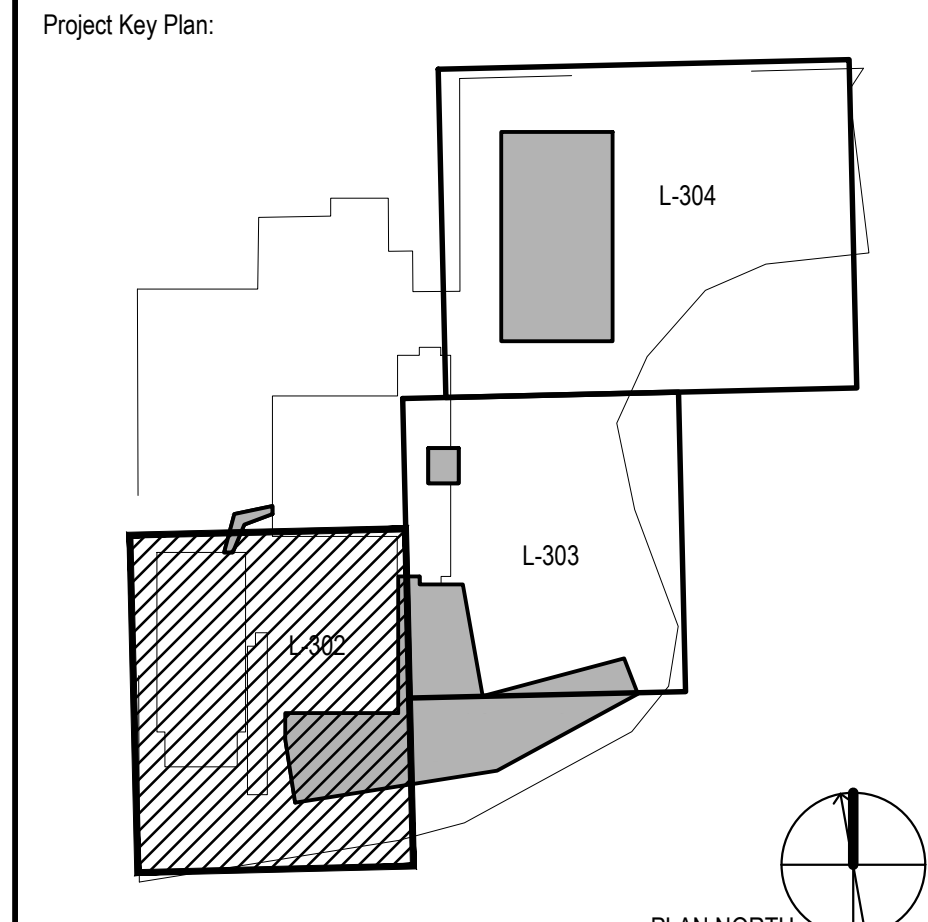
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Project Name:  
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Sheet Title:  
**ENLARGEMENT - PLANTING PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	L-302
REV #:	

**1 ENLARGEMENT - PLANTING PLAN**  
 SCALE: 1"=20'-0"



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- GENERAL NOTES:**
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**SHEET NOTES:**

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- FIRE DEPT. CONNECTION
- PLANT KEY AND QUANTITY

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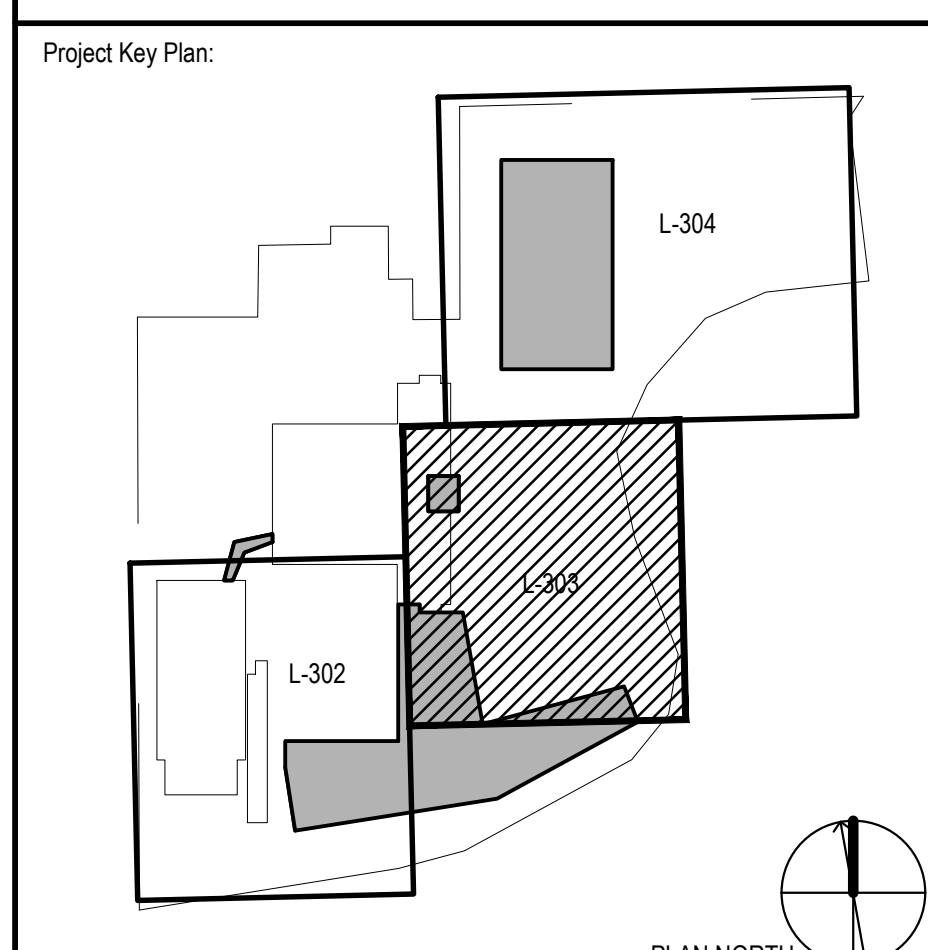
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Project Name:

**PFIZER PEARL RIVER  
Project Vitality**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

**REVISIONS**

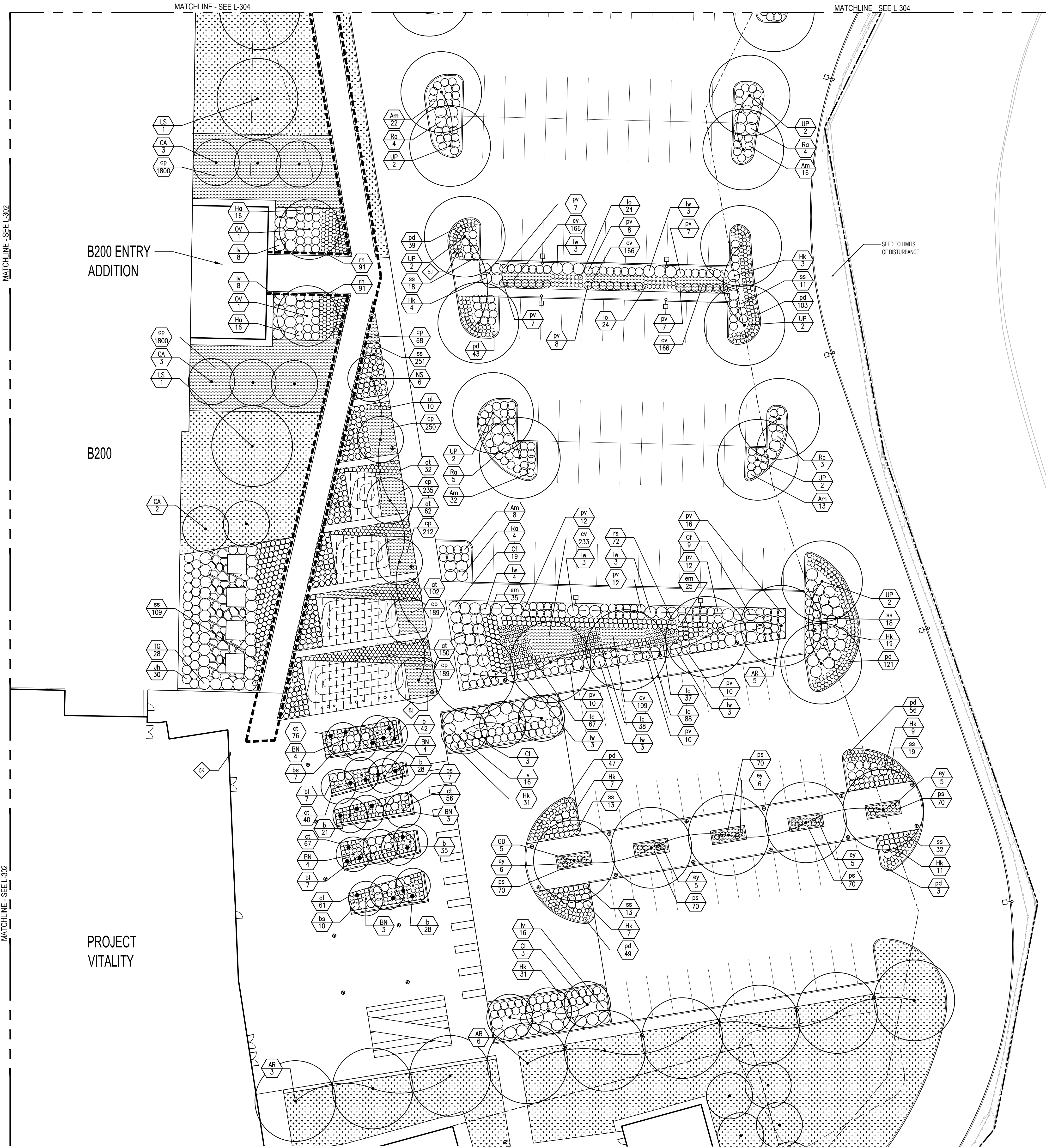
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title:

**ENLARGEMENT - PLANTING PLAN**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>L-303</b>
REV #:	



**1 ENLARGEMENT - PLANTING PLAN**

SCALE: 1"=20'-0"

1

2

3

4

5

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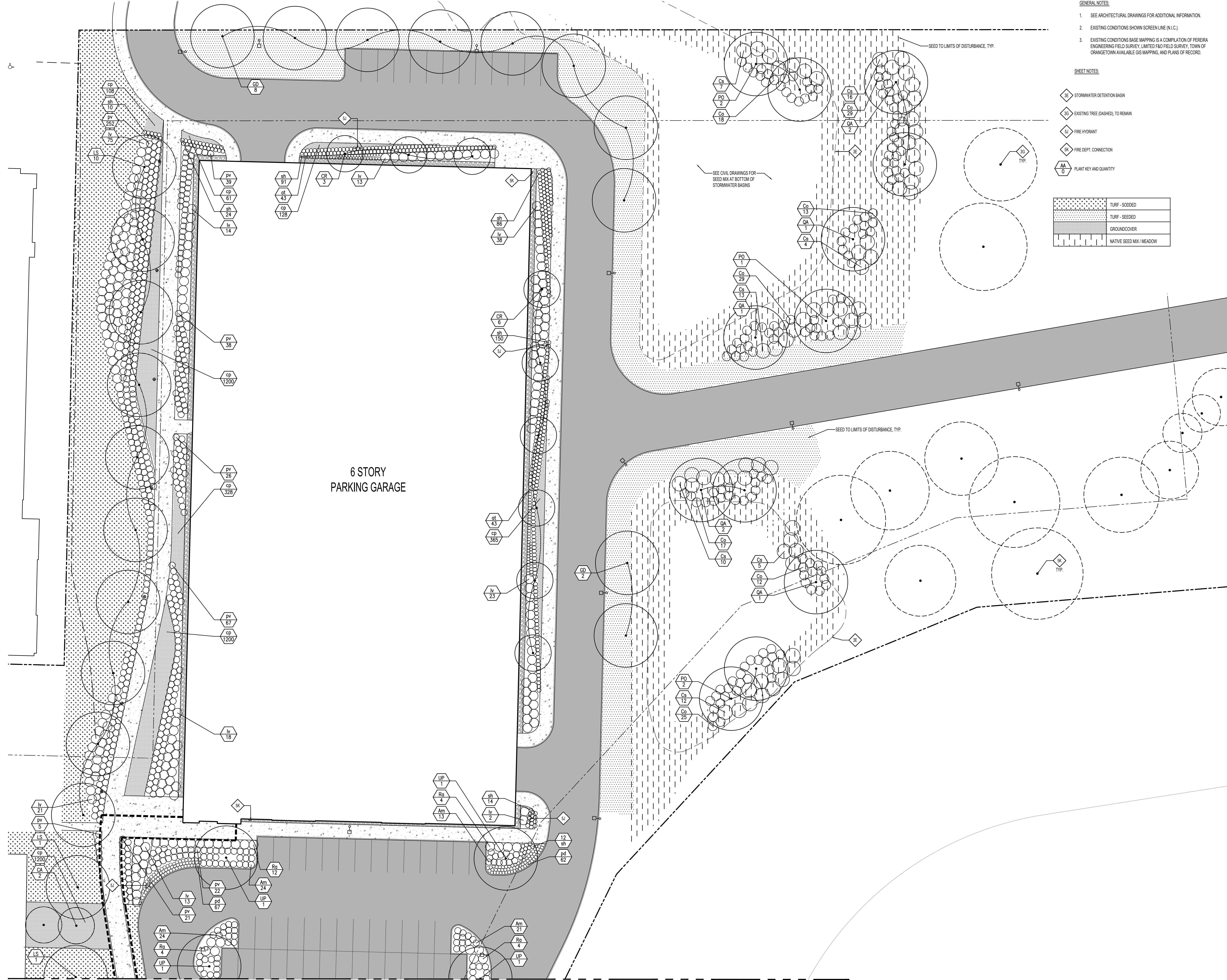
A

B

C

D

E



- GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.).
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.
- SHEET NOTES:**
- SE STORMWATER DETENTION BASIN
  - SG EXISTING TREE (DASHED), TO REMAIN
  - SI FIRE HYDRANT
  - SK FIRE DEPT. CONNECTION
  - AA D PLANT KEY AND QUANTITY
- |           |                          |
|-----------|--------------------------|
| [Pattern] | TURF - SOODED            |
| [Pattern] | TURF - SEEDED            |
| [Pattern] | GROUNDCOVER              |
| [Pattern] | NATIVE SEED MIX / MEADOW |

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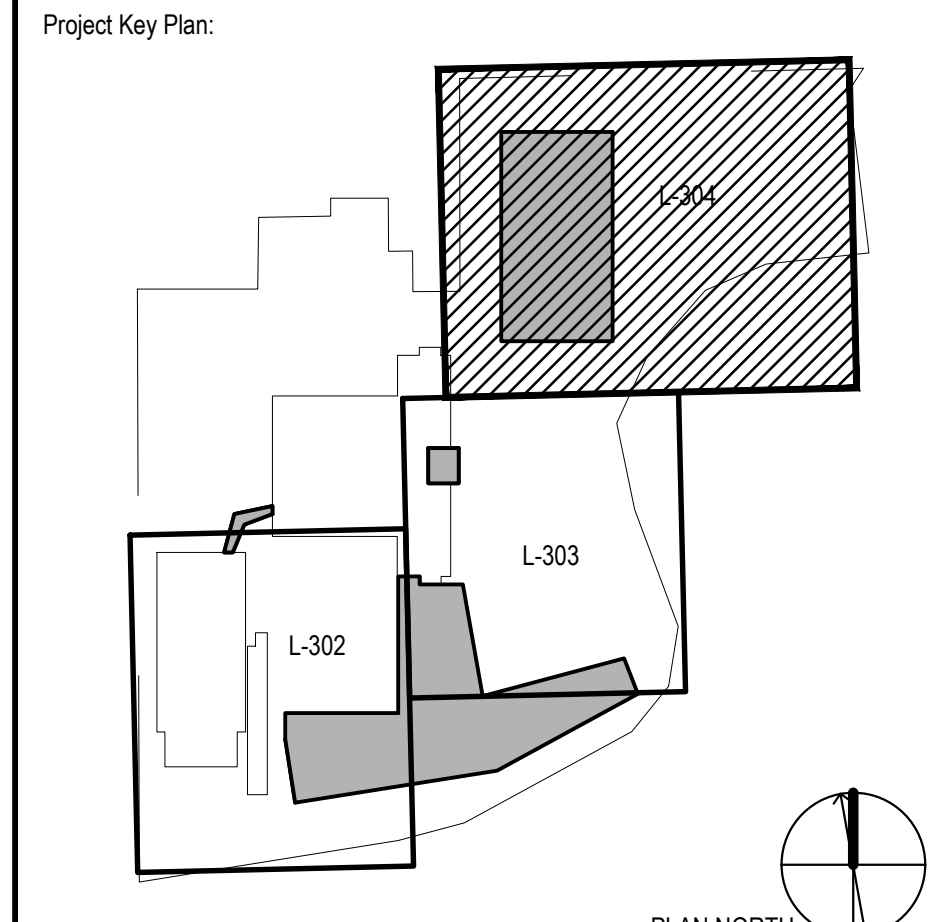
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Project Name:  
**PFIZER PEARL RIVER  
Project Vitality**



Rev	Date	Description
01	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
02	04/03/2023	ISSUED FOR PERMIT
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Sheet Title:  
**ENLARGEMENT - PLANTING PLAN**

Scale: AS NOTED  
Date: 04/21/23  
Project #: 23661-00  
Dwg #: **L-304** REV #

**1 ENLARGEMENT - PLANTING PLAN**  
SCALE: 1"=20'-0"  
MATCHLINE - SEE L-303  
MATCHLINE - SEE L-303

- GENERAL NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - EXISTING CONDITIONS SHOWN SCREEN LINE (N.I.C.)
  - EXISTING CONDITIONS BASE MAPPING IS A COMPILATION OF PERERA ENGINEERING FIELD SURVEY, LIMITED F&O FIELD SURVEY, TOWN OF ORANGETOWN AVAILABLE GIS MAPPING, AND PLANS OF RECORD.

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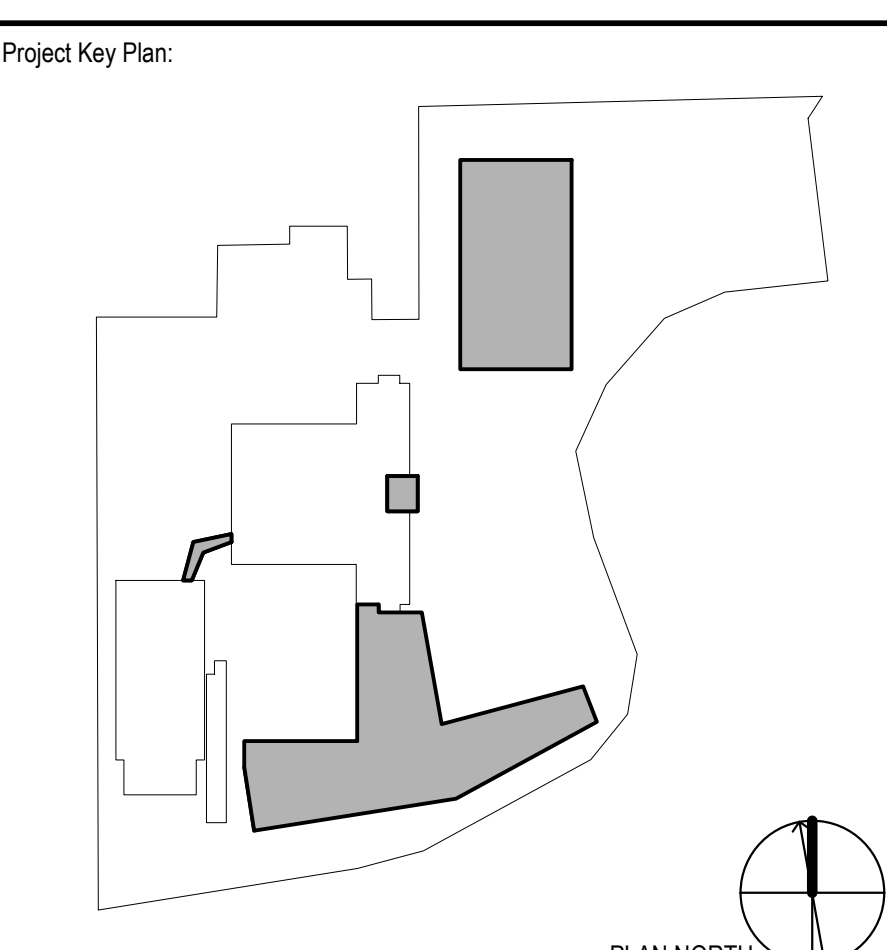
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Project Name:

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Project Vitality**



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Sheet Title

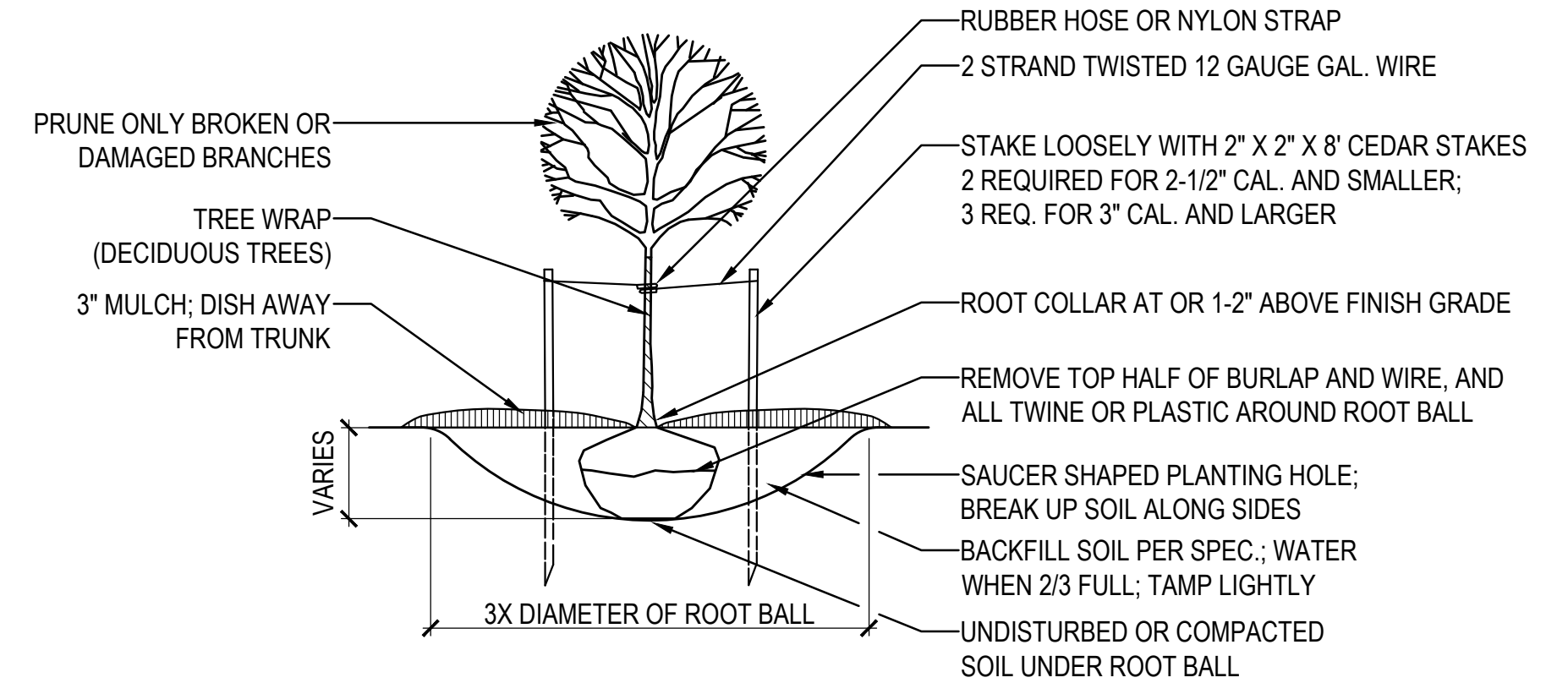
**PLANT SCHEDULE**

Scale: AS NOTED

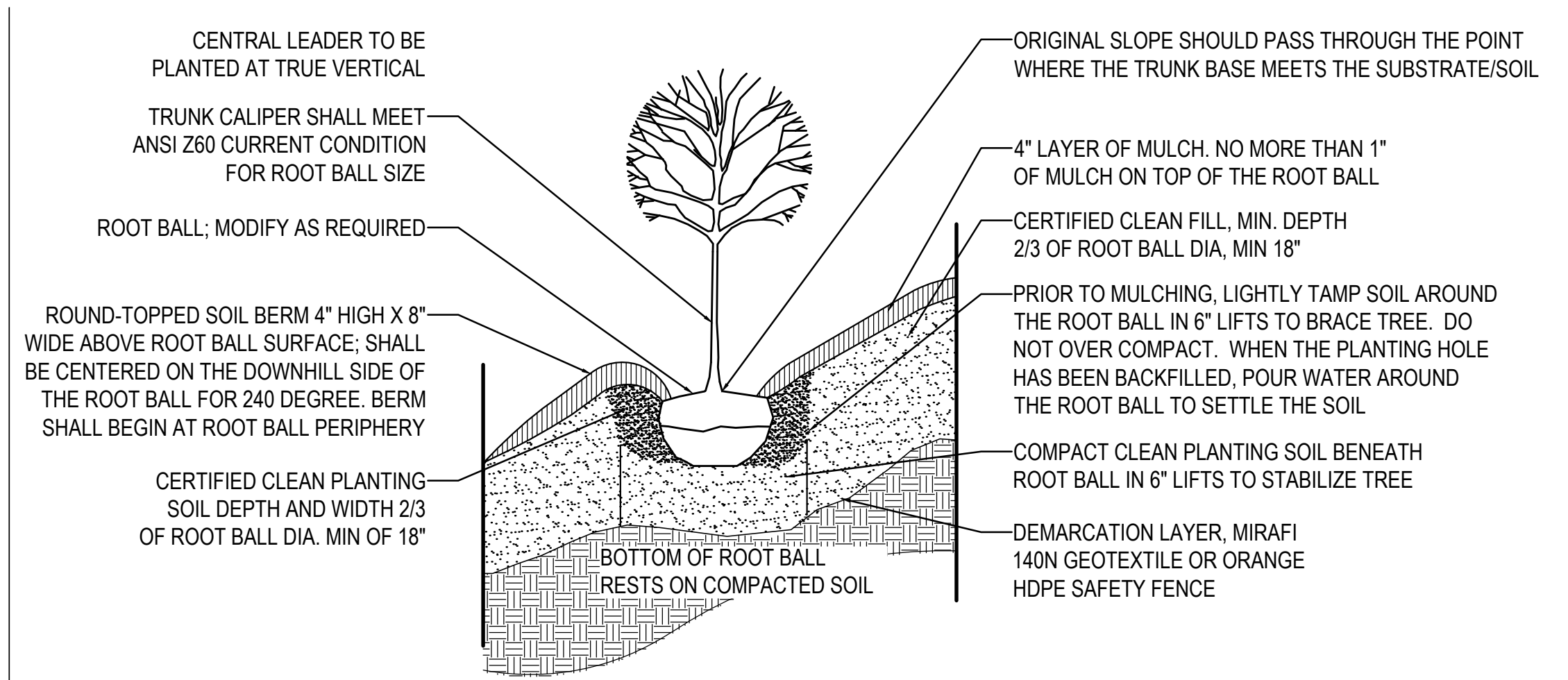
Date: 04/21/23

Project #: 23661-00

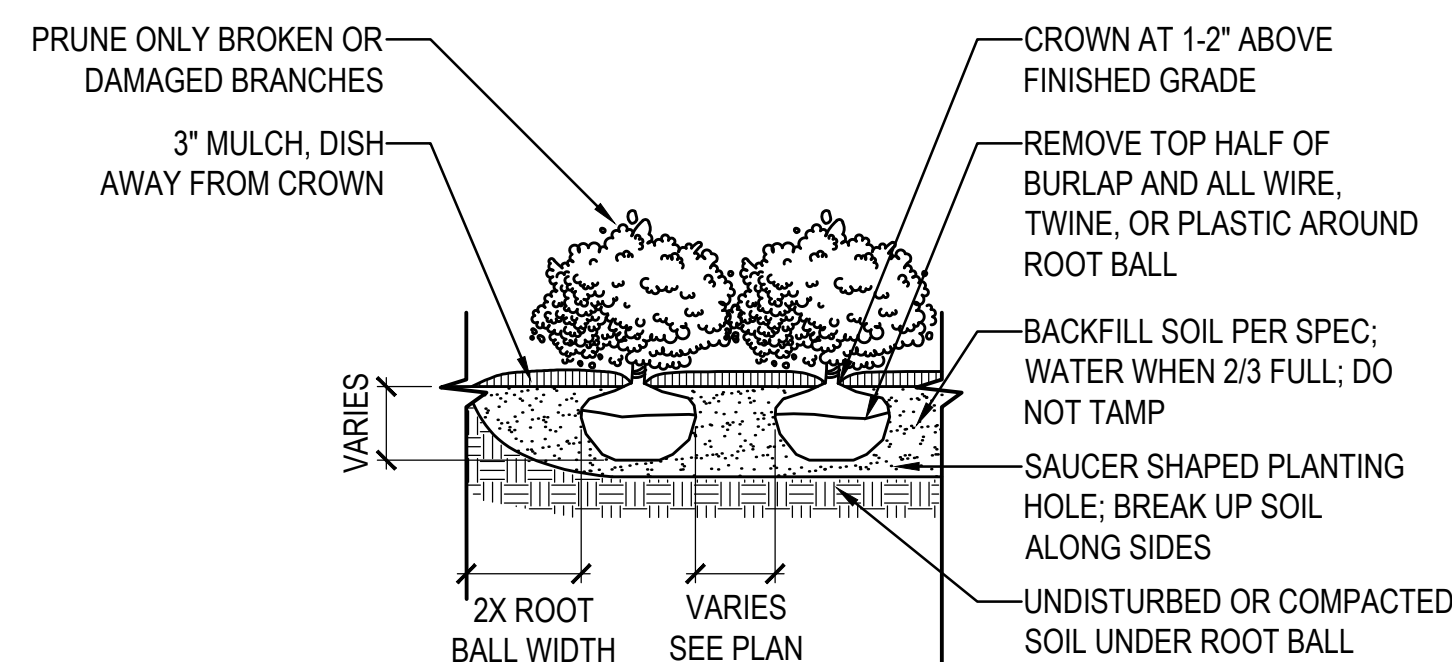
Dwg #: **L-305** REV #



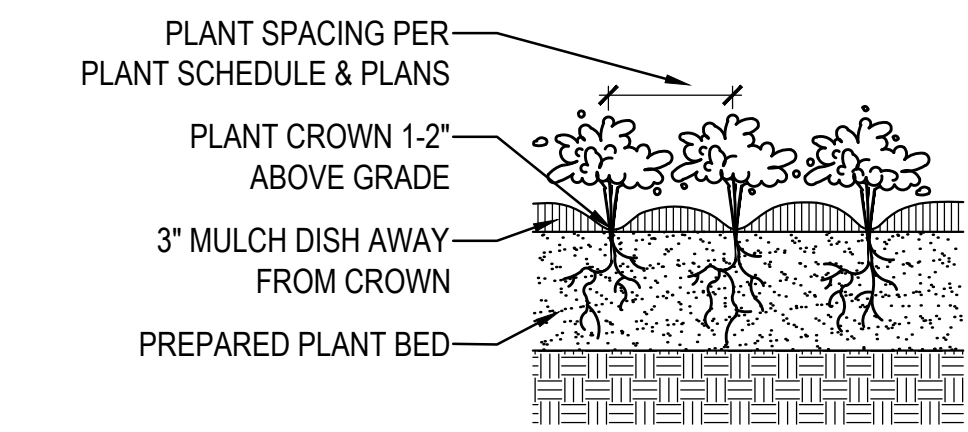
**6 TREE PLANTING**  
SCALE: SCALE: 1"-1'-0"



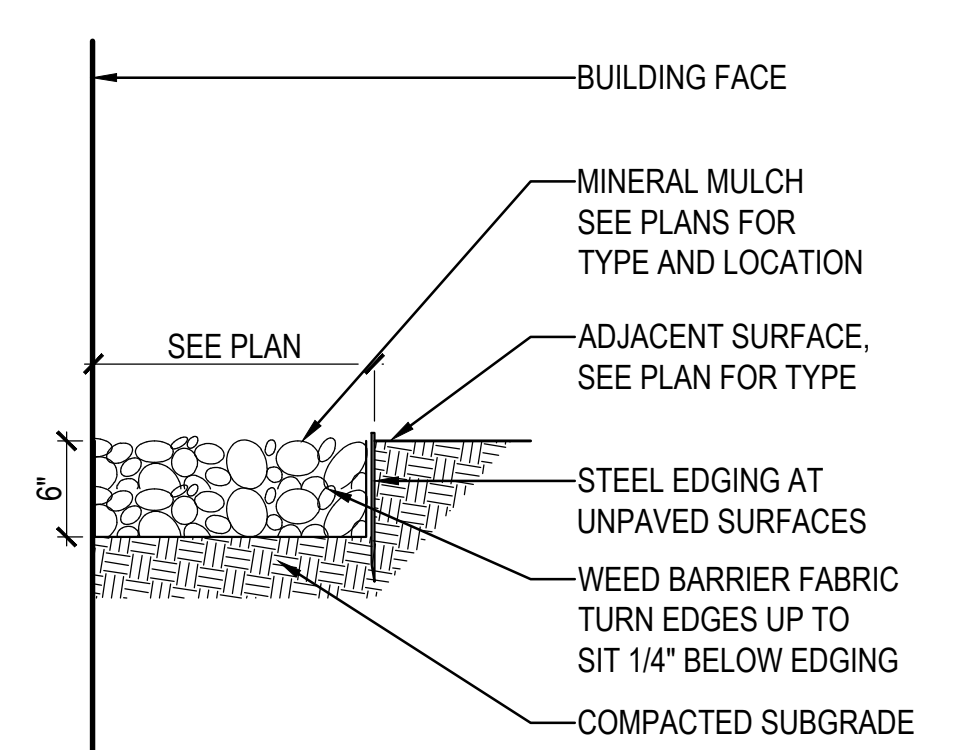
**5 STEEP SLOPE TREE PLANTING**  
SCALE: SCALE: 1"-1'-0"



**4 SHRUB PLANTING**  
SCALE: SCALE: 1"-1'-0"



**3 GRASS & PERENNIAL PLANTING**  
SCALE: SCALE: 1"-1'-0"

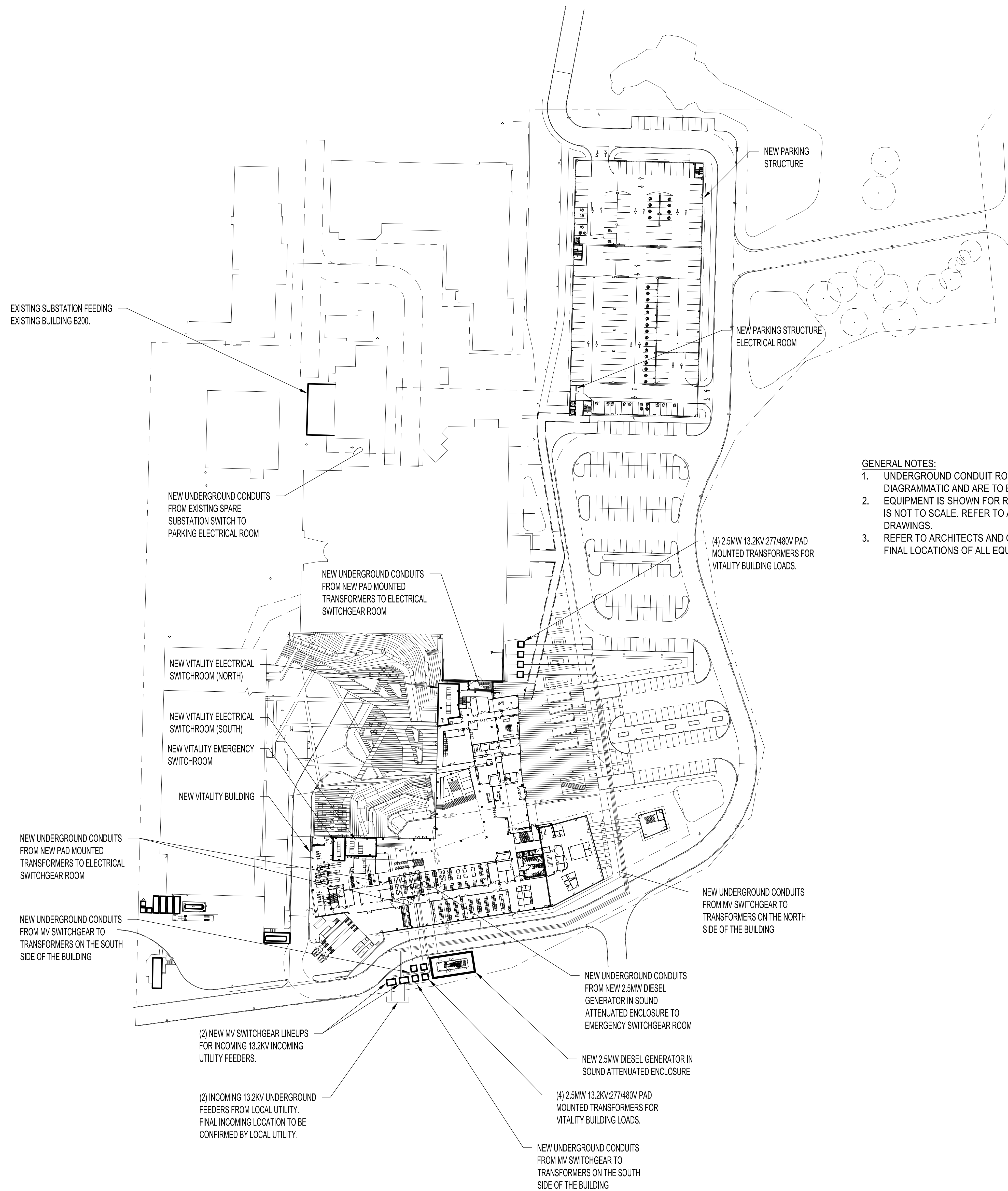


**2 STONE MAINTENANCE EDGE**  
SCALE: SCALE: 1"-1'-0"

Plant Schedule

Key	Botanical Name	Common Name	Spacing	Size	Comments	QTY
<b>Deciduous Tree</b>						
AR	<i>Acer rubrum</i>	Red Maple		3" Cal.		33
CC	<i>Carpinus caroliniana</i>	Hornbeam		3" Cal.		8
CR	<i>Carpinus caroliniana</i> 'Palsade'	Palsade American Hornbeam		3" Cal.		9
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree		3" Cal.		25
LS	<i>Liquidambar styraciflua</i>	Sweetgum		3" Cal.		14
NS	<i>Nyssa sylvatica</i> 'Wild Fire'	Wildfire Blackgum		3" Cal.		6
OV	<i>Ostrya virginiana</i>	American Hophornbeam		3" Cal.		12
PO	<i>Platanus occidentalis</i>	American Sycamore		3" Cal.		5
QA	<i>Quercus alba</i>	White Oak		3" Cal.		7
UP	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm		3" Cal.		18
<b>Evergreen Tree</b>						
TG	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae		5' Tall		28
<b>Deciduous Understory Tree</b>						
AC	<i>Amelanchier canadensis</i>	Serviceberry		6' Tall		21
BN	<i>Betula nigra</i> 'BNMTF'	Dura Heat® River Birch		6' Tall	Single Stem	11
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood		6' Tall		16
CI	<i>Crataegus crus-galli</i> var. 'intermis' 'Crusader'	Crusader Hawthorne		6' Tall		18
<b>Shrub</b>						
Am	<i>Aronia melanocarpa</i> 'Low-Scape Mound'	Low-Scape Mound Black Chokeberry		5 Gal.		173
Ce	<i>Clethra alnifolia</i> 'Ruby Spice'	Ruby Spice Summersweet		5 Gal.		24
Co	<i>Cephalanthus occidentalis</i>	Buttonbush		5 Gal.		143
Cf	<i>Cornus stolonifera</i> 'Farrow'	Artic Fire Red-osier Dogwood		5 Gal.		28
Cs	<i>Cornus sericea</i>	Red-osier Dogwood		5 Gal.		67
Fg	<i>Fothergilla garlandii</i>	Dwarf Fothergilla		5 Gal.		55
Hd	<i>Hydrangea arborescens</i> 'NCHAB'	Invincible Limetta® Smooth Hydrangea		5 Gal.		41
Hk	<i>Hypericum kalmianum</i> 'SM-HKB'	Blues Festival® St. John's-Wort		5 Gal.		104
Ig	<i>Ilex glabra</i> 'SMNGAB17'	Gem Box Inkberry		5 Gal.		69
Jh	<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Carpet Juniper		5 Gal.		80
Iw	<i>Ilex verticillata</i> 'Roberta Case'	Berry Heavy Gold Winterberry		5 Gal.		22
Iw	<i>Ilex verticillata</i> 'FARROWWRP'	Mr. Poppins Winterberry		5 Gal.		3
Iv	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire		5 Gal.		341
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac		5 Gal.		44
Rp	<i>Rhododendron lapponicum</i>	Lapland Rosebay		5 Gal.		138
Rv	<i>Rhododendron viscosum</i>	Swamp Azalea		5 Gal.		18
<b>Groundcover/Perennial</b>						
ac	<i>Anemone canadensis</i>	Canada Anemone	18" O.C.	3 Gal.		74
aq	<i>Aquilegia canadensis</i>	Wild Columbine	24" O.C.	3 Gal.		159
at	<i>Asclepias tuberosa</i>	Butterfly Weed	18" O.C.	3 Gal.		442
bl	<i>Baptisia hybrid</i> 'Lemon Meringue'	Decadence® Lemon Meringue® False Indigo	36" O.C.	3 Gal.		7
bs	<i>Baptisia hybrid</i> 'Sparkling Sapphires'	Decadence® Sparkling Sapphires® False Indigo	36" O.C.	3 Gal.		7
cm	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis	18" O.C.	3 Gal.		63
cp	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	12" O.C.	3 Gal.		15,316
ct	<i>Carex stricta</i>	Tussock Sedge	12" O.C.	3 Gal.		239
cv	<i>Carex vulpinoidea</i>	Fox Sedge	12" O.C.	3 Gal.		840
em	<i>Eupatorium maculatum</i>	Joe-Pye-Weed	30" O.C.	3 Gal.		60
ey	<i>Eryngium yuccifolium</i>	Rattlesnake Master	Spacing as shown	3 Gal.		11
gm	<i>Geranium maculatum</i>	Wild Geranium	12" O.C.	3 Gal.		1437
lc	<i>Lobelia cardinalis</i>	Cardinal Flower	18" O.C.	3 Gal.		142
lo	<i>Lobelia siphilitica</i>	Great Blue Lobelia	18" O.C.	3 Gal.		136
ls	<i>Liatis spicata</i>	Gayfeather	Spacing as shown	3 Gal.		39
oc	<i>Osmunda cinnamomea</i>	Cinnamon Fern	36" O.C.	3 Gal.		24
pa	<i>Polystichum acrostichoides</i>	Christmas Fern	24" O.C.	3 Gal.		256
pd	<i>Penstemon digitalis</i> 'Husker's Red'	Husker's Red Beardtongue	18" O.C.	3 Gal.		587
pf	<i>Polygonatum falcatum</i> 'Variegatum'	Variegated Solomon's Seal	18" O.C.	3 Gal.		78
ps	<i>Phlox stolonifera</i>	Creeping Phlox	12" O.C.	3 Gal.		140
rh	<i>Rudbeckia hirta</i> 'Cherry Brandy'	Cherry Brandy Black-eyed Susan	18" O.C.	3 Gal.		182
rs	<i>Rudbeckia subtomentosa</i>	Sweet Coneflower	24" O.C.	3 Gal.		72
so	<i>Symphoricarum oblongifolium</i> 'Raydon's Favorite'	Raydon's Favorite Aromatic Aster	18" O.C.	3 Gal.		199
tc	<i>Tiarella cordifolia</i>	Foamflower	12" O.C.	3 Gal.		513
<b>Ornamental Grass</b>						
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	36" O.C.	3 Gal.		686
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	24" O.C.	3 Gal.		620
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	24" O.C.	3 Gal.		835
<b>Other</b>						
b	Bulbs	Various			Plant in groups of 7	308
an	Annuals	By Owner				
her	Herbs	By Owner				
<b>Native Seed Mix / Meadow</b>						
	<i>Schizachyrium scoparium</i>	Little Bluestem	Apply seed mix at 8 lbs/acre		Basis of design mix:	
	<i>Panicum virgatum</i>	Switchgrass			Roundstone Native Seed: Mix 103	
	<i>Sporobolus compositus</i>	Tall Dropseed			Northern Short Grass Meadow Mix	
	<i>Tridens flavus</i>	Purple Top			<a href="https://roundstoneseed.com/">https://roundstoneseed.com/</a>	
	<i>Bouteloua curtipendula</i>	Side Oats Grama				
	<i>Achillea millefolium</i>	Yarrow				
	<i>Coreopsis lanceolata</i>	Lance Leaved Coreopsis				
	<i>Dalea purpurea</i>	Purple Prairie Clover				
	<i>Rudbeckia hirta</i>	Black-eyed Susan				
	<i>Cassia fasciculata</i>	Partridge Pea				
	<i>Echinacea purpurea</i>	Purple Coneflower				
	<i>Liatis spicata</i>	Spiked Blazing Star				
	<i>Monarda fistulosa</i>	Bergamot				
	<i>Parthenium integrifolium</i>	Wild Quinine				
	<i>Ratibida pinnata</i>	Greyheaded Coneflower				
	<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint				
	<i>Ratibida columnaris</i>	Mexican Hat				
	<i>Helenium autumnale</i>	Sneezeweed				
	<i>Lespedeza capitata</i>	Roundhead Lespedeza				
	<i>Aster laevis</i>	Smooth Aster				
	<i>Solidago nemoralis</i>	Gray Goldenrod				

**1 PLANT SCHEDULE**  
SCALE: N.T.S.



GENERAL NOTES:

1. UNDERGROUND CONDUIT ROUTING LOCATIONS ARE DIAGRAMMATIC AND ARE TO BE CONFIRMED.
2. EQUIPMENT IS SHOWN FOR REFERENCE ONLY AND IS NOT TO SCALE. REFER TO ARCHITECTS AND CIVIL DRAWINGS.
3. REFER TO ARCHITECTS AND CIVIL DRAWINGS FOR FINAL LOCATIONS OF ALL EQUIPMENT.

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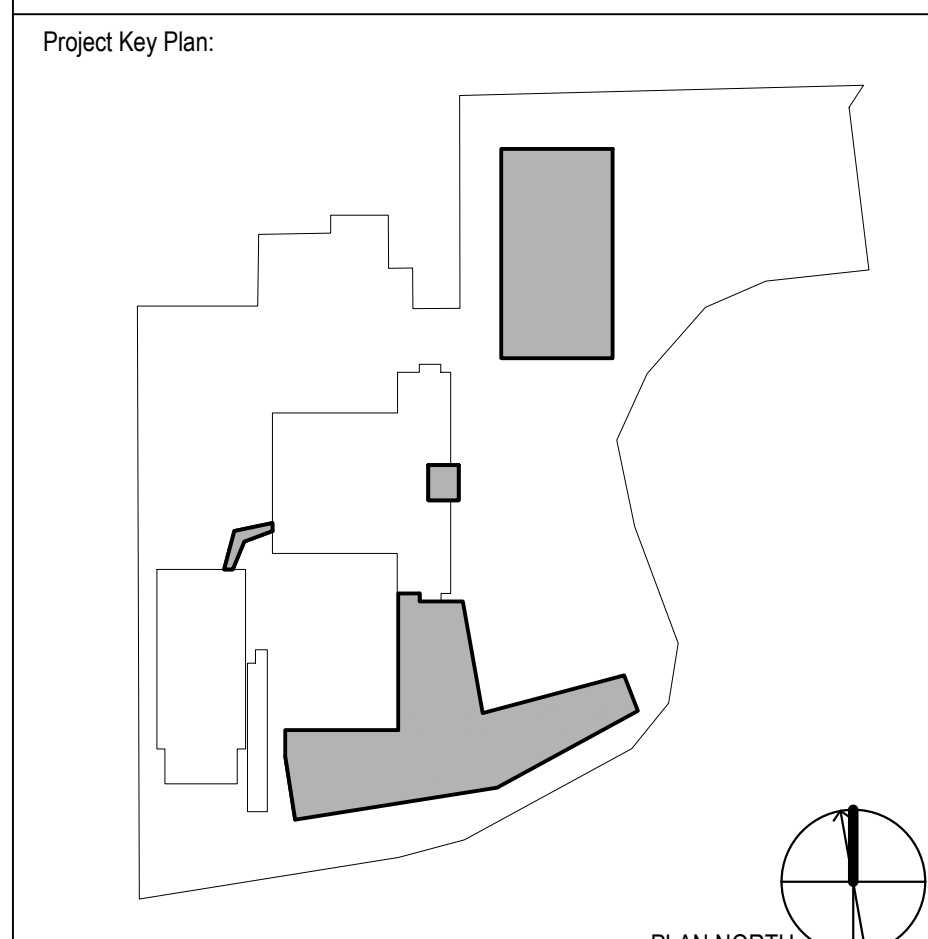
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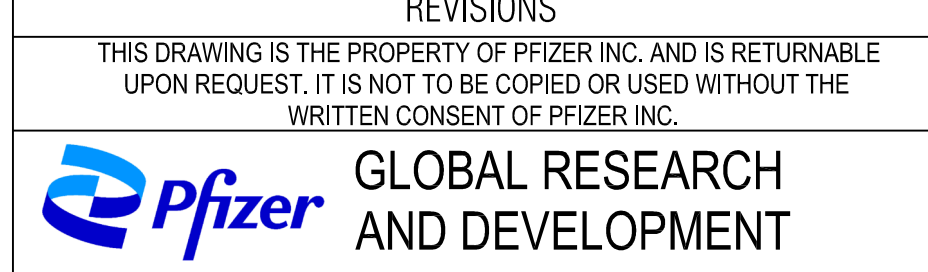
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**PFIZER PEARL RIVER  
Project Vitality**



Rev	Date	Description
-	04/03/2023	BOARD SITE PLAN SUBMISSION
1	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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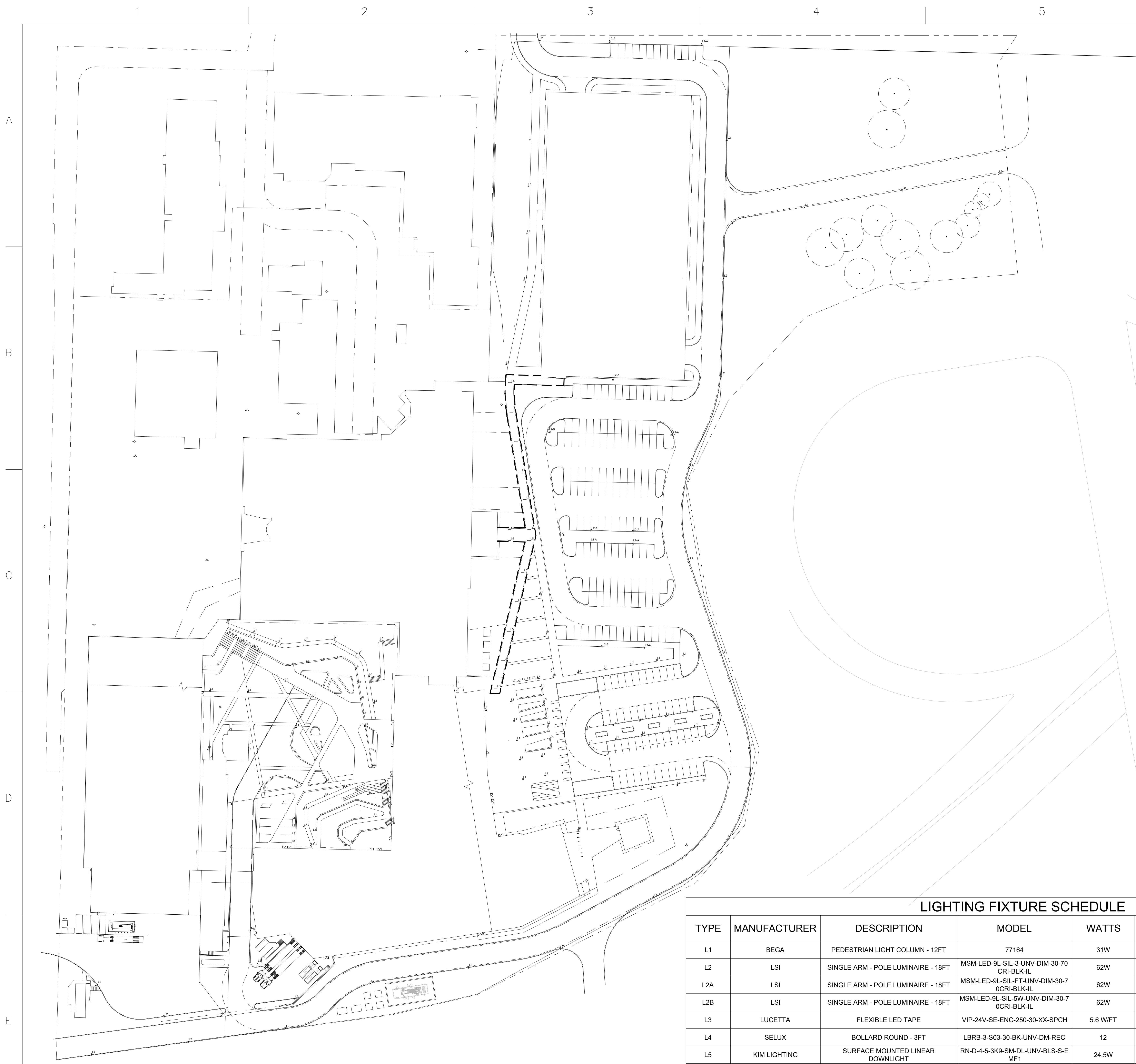
Sheet Title  
**ELECTRICAL POWER SITE PLAN**

Scale: NTS

Date: 04/21/23

Project #: 23661-00

Dwg #:



- SITE FIXTURE LEGEND**
- EXISTING FIXTURE
  - DOUBLE ARM AREA LIGHTING FIXTURE
  - SINGLE ARM AREA LIGHTING FIXTURE
  - PEDESTRIAN LIGHTING POLE FIXTURE
  - SURFACE MOUNTED WALLPACK
  - ADJUSTABLE FLOODLIGHT
  - BOLLARD
  - LIGHT COLUMN

- GENERAL NOTES:**
- REFER TO DRAWING E-SERIES DRAWINGS FOR LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
  - REFER TO LANDSCAPE DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES PRIOR TO INSTALLATION (TYPICAL).

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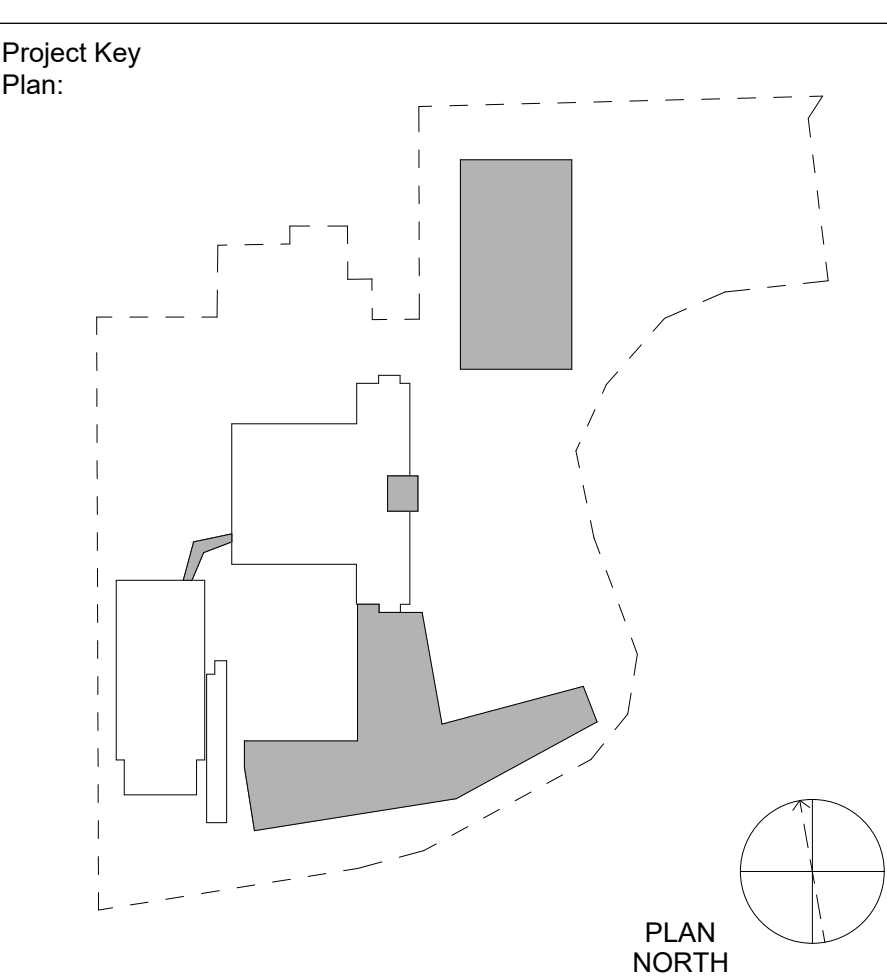
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Project Name:  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
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04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	DESCRIPTION	MODEL	WATTS	COLOR TEMP	DIST TYPE	LUMENS	BUG Rating
L1	BEGA	PEDESTRIAN LIGHT COLUMN - 12FT	77164	31W	LED - 3000K	V	3370Lm	B2-U0-G1
L2	LSI	SINGLE ARM - POLE LUMINAIRE - 18FT	MSM-LED-9L-SIL-3-UNV-DIM-30-70 CRI-BLK-IL	62W	LED - 3000K	III	9926Lm	B1-U0-G2
L2A	LSI	SINGLE ARM - POLE LUMINAIRE - 18FT	MSM-LED-9L-SIL-FT-UNV-DIM-30-70 CRI-BLK-IL	62W	LED - 3000K	FT	9856Lm	B1-U0-G3
L2B	LSI	SINGLE ARM - POLE LUMINAIRE - 18FT	MSM-LED-9L-SIL-5W-UNV-DIM-30-70 CRI-BLK-IL	62W	LED - 3000K	V	9504Lm	B1-U0-G2
L3	LUCETTA	FLEXIBLE LED TAPE	VIP-24V-SE-ENG-250-30-XX-SPCH	5.6 W/FT	LED - 3000K	N/A	314 LM/FT	N/A
L4	SELUX	BOLLARD ROUND - 3FT	LBRB-3-S03-30-BK-UNV-DM-REC	12	LED - 3000K	V	790Lm	B0-U0-G2
L5	KIM LIGHTING	SURFACE MOUNTED LINEAR DOWNLIGHT	RN-D-4-5-3K9-SM-DL-UNV-BLS-S-E MF1	24.5W	LED - 3000K	N/A	1844Lm	N/A
L6	BEGA	WALL RECESSED STEP LIGHT	33055	8.4W	LED - 3000K	N/A	480Lm	B0-U1-G1
L7	BEGA	GRADE RECESSED UPLIGHT - FLAGPOLE	84115	18.5W	LED - 3000K	N/A	1221Lm	N/A
L8	TIVOLI	FESTOON LINEAR	LSA2-B-18-V-30-ANG-N-12	.064W/FT	LED - 3000K	N/A	60LM/FT	N/A

**REVISIONS**

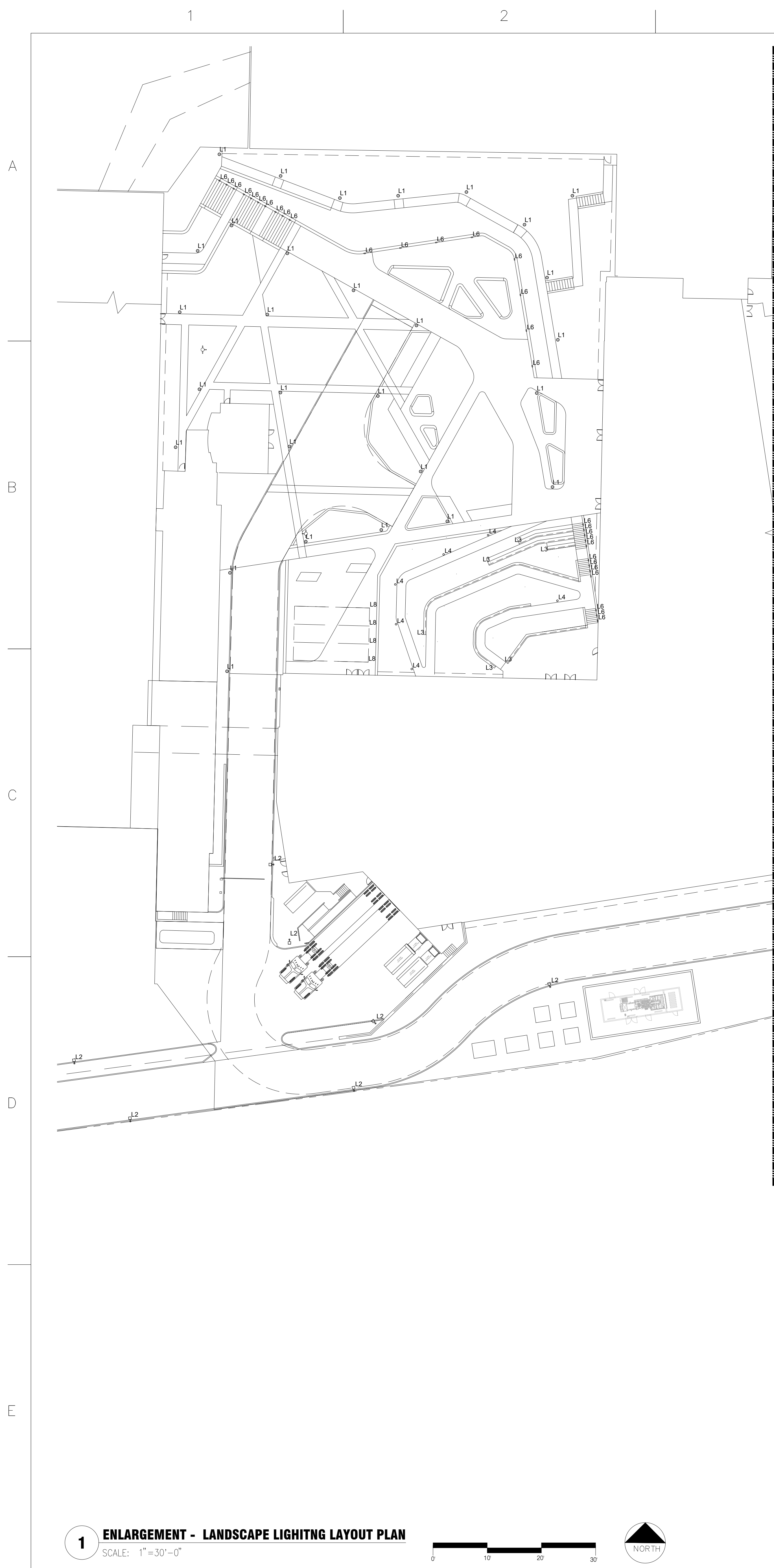
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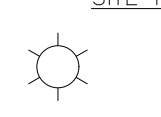
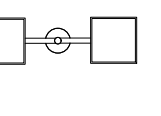
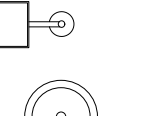
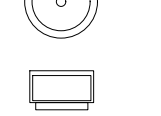
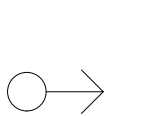

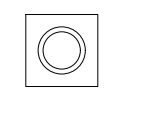

Sheet Title  
**OVERALL - LANDSCAPE LIGHTING PLAN**

Scale: AS NOTED  
 Date: 04/03/23  
 Project #: 23661-00  
 Dwg #:

**SL-100 00**



MATCHLINE - SEE SHEET SL-102

- SITE FIXTURE LEGEND**
-  EXISTING FIXTURE
  -  DOUBLE ARM AREA LIGHTING FIXTURE
  -  SINGLE ARM AREA LIGHTING FIXTURE
  -  PEDESTRIAN LIGHTING POLE FIXTURE
  -  SURFACE MOUNTED WALLPACK
  -  ADJUSTABLE FLOODLIGHT
  -  BOLLARD
  -  LIGHT COLUMN

- GENERAL NOTES:**
1. REFER TO DRAWING E-SERIES DRAWINGS FOR ELECTRICAL, ABBREVIATIONS, AND GENERAL NOTES.
  2. REFER TO LANDSCAPE DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES PRIOR TO INSTALLATION (TYPICAL).
  3. REFER TO DRAWING SL-100 FOR LIGHTING SCHEDULE

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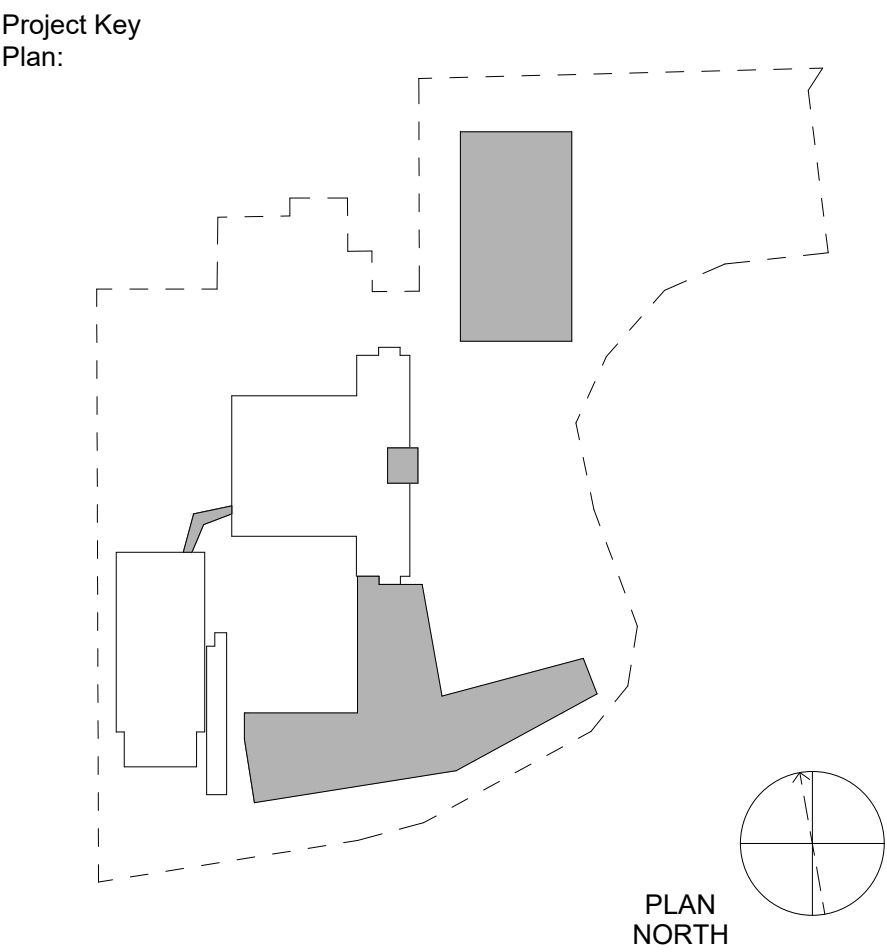
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**Project Name:**  
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 Project Vitality**



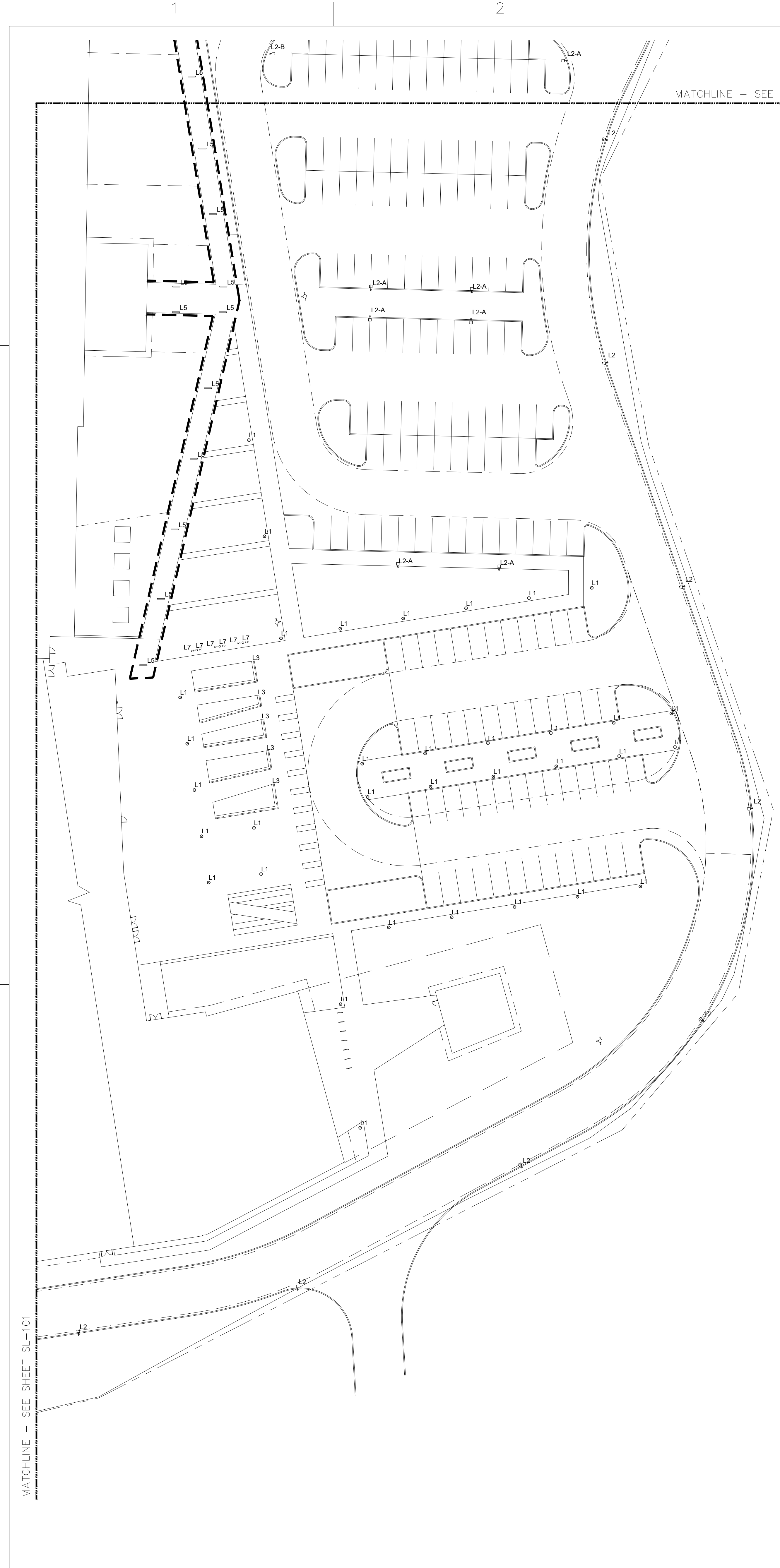
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04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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**Sheet Title**  
**ENLARGEMENT - LANDSCAPE LIGHTING PLAN**

Scale: AS NOTED  
 Date: 04/03/23  
 Project #: 23661-00  
 Dwg #:



MATCHLINE - SEE SHEET SL-103

MATCHLINE - SEE SHEET SL-101

- SITE FIXTURE LEGEND**
- EXISTING FIXTURE
  - DOUBLE ARM AREA LIGHTING FIXTURE
  - SINGLE ARM AREA LIGHTING FIXTURE
  - PEDESTRIAN LIGHTING POLE FIXTURE
  - SURFACE MOUNTED WALLPACK
  - ADJUSTABLE FLOODLIGHT
  - BOLLARD
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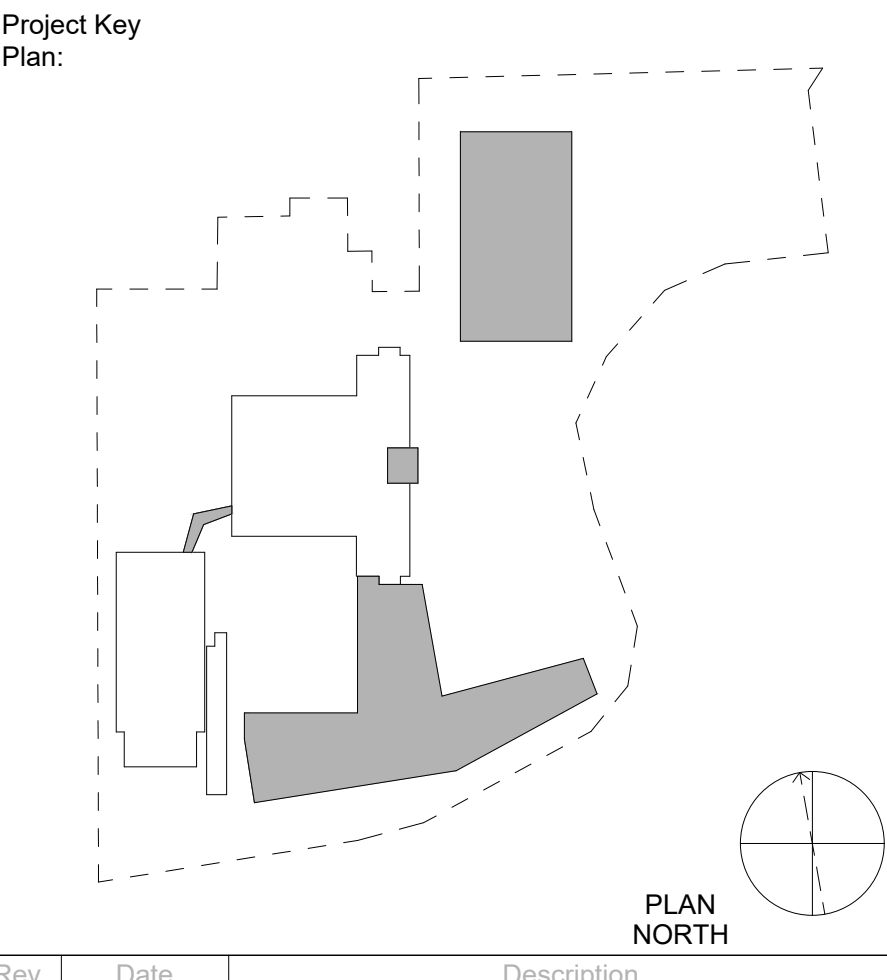
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**Project Name:**  
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 Project Vitality**



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04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**ENLARGEMENT - LANDSCAPE LIGHTING PLAN**

Scale: AS NOTED  
 Date: 04/03/23  
 Project #: 23661-00  
 Dwg #:



- SITE FIXTURE LEGEND**
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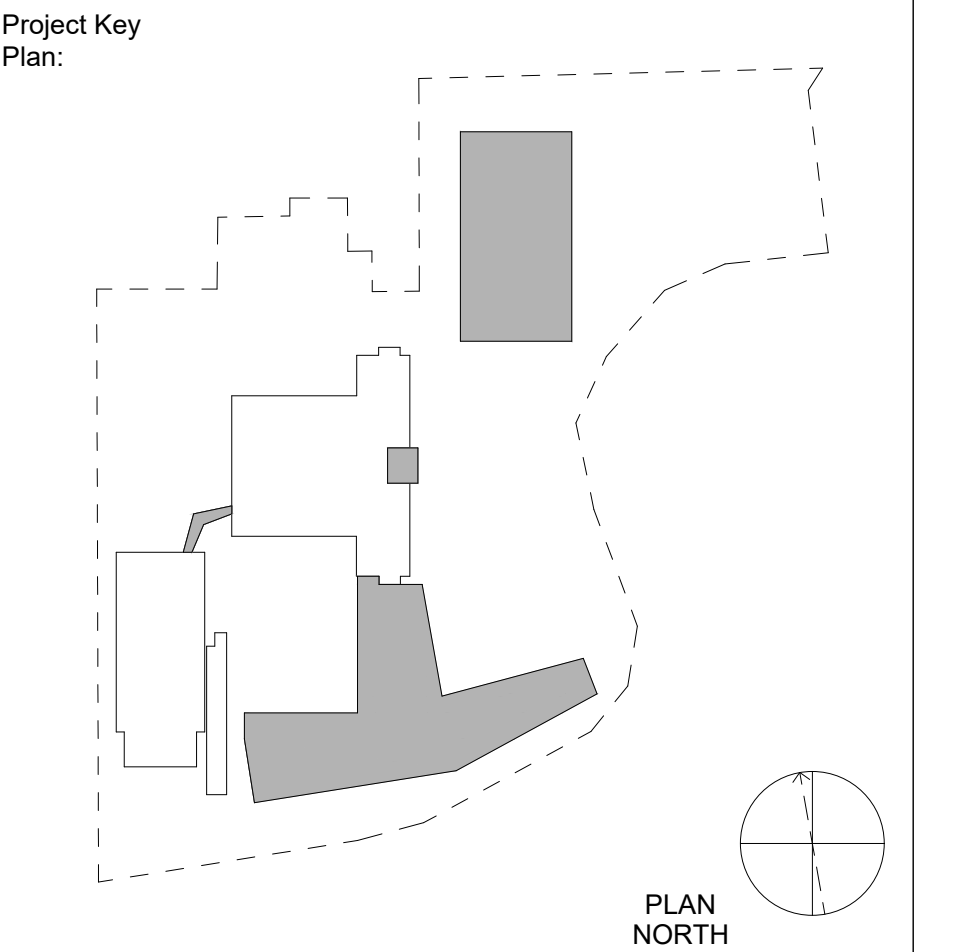
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**ENLARGEMENT - LANDSCAPE LIGHTING PLAN**

Scale: AS NOTED  
 Date: 04/03/23  
 Project #: 23661-00  
 Dwg #:





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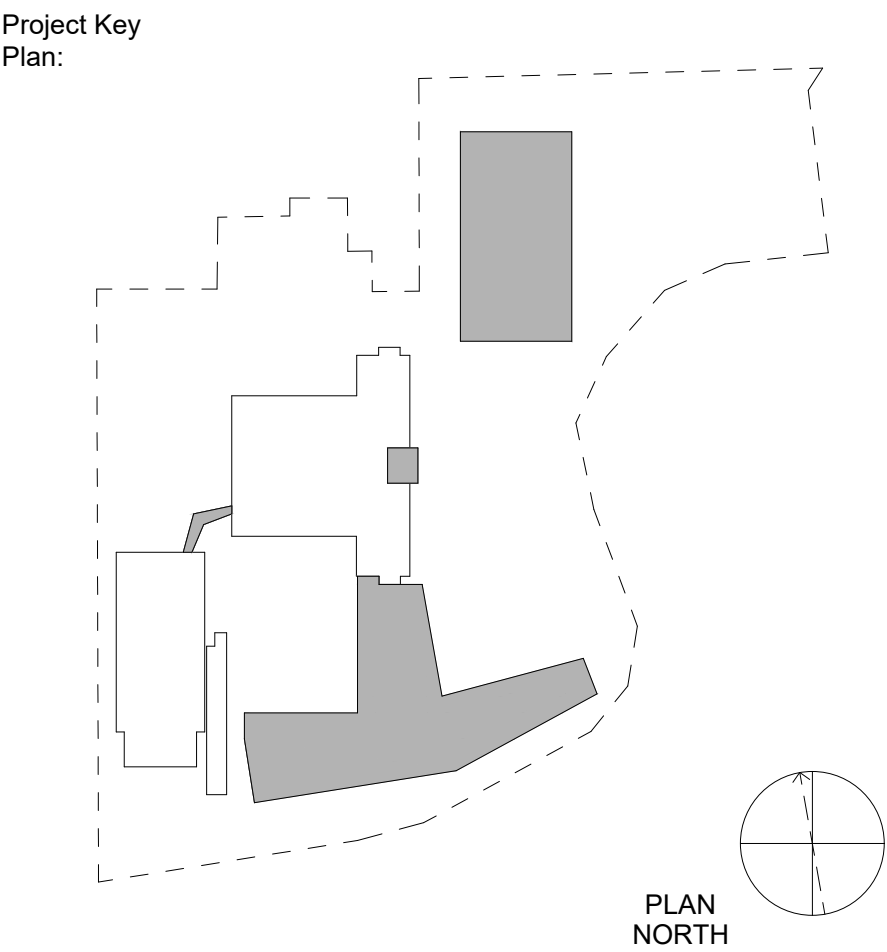
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Project Name:  
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 Project Vitality**



Rev	Date	Description
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04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION	

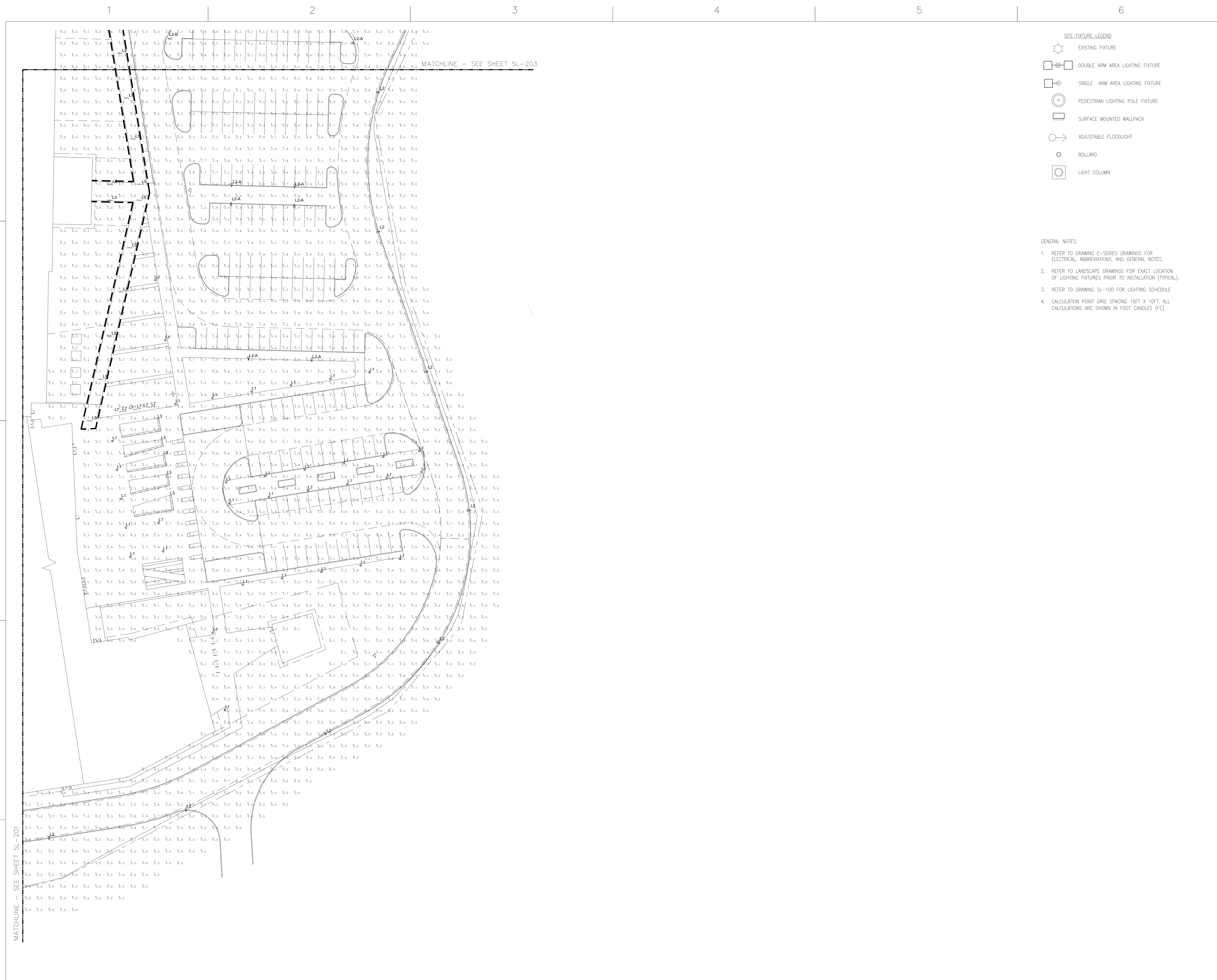
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Sheet Title  
**ENLARGEMENT - LANDSCAPE LIGHTING  
 PHOTOMETRIC PLAN**

Scale: AS NOTED  
 Date: 04/03/23  
 Project #: 23661-00  
 Dwg #:



- SITE FIXTURE LEGEND**
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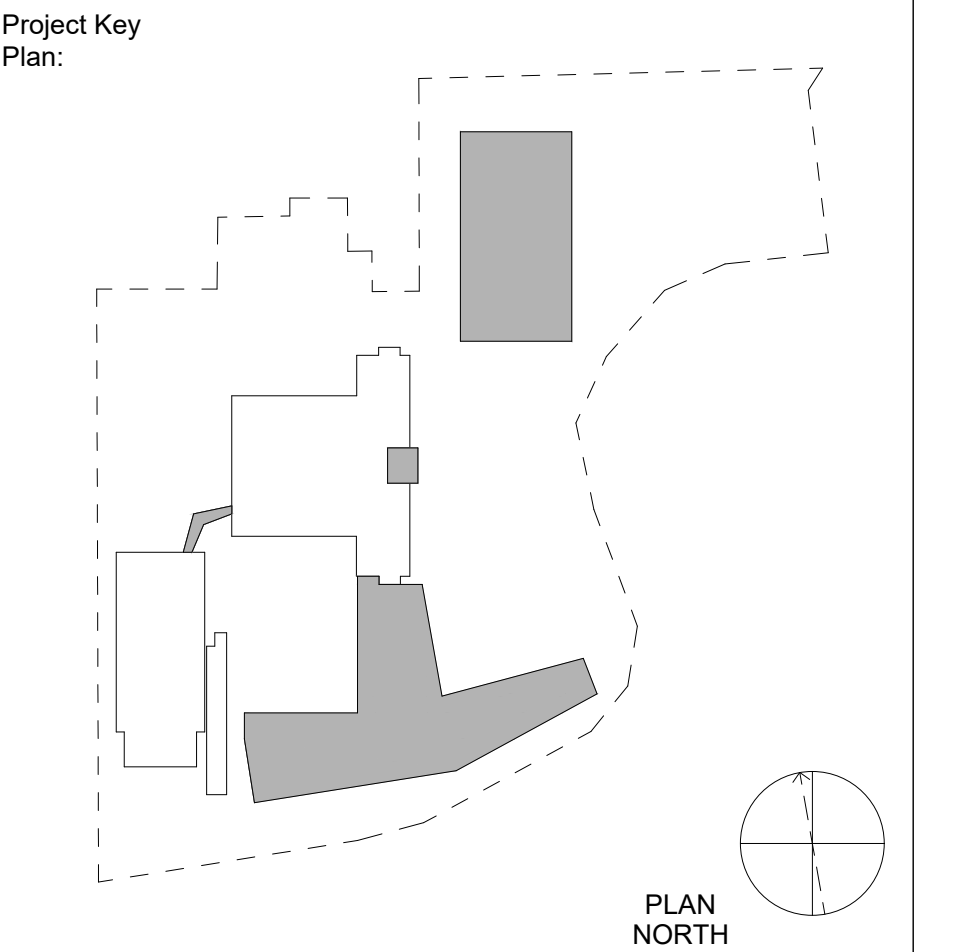
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Project Name:  
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 Project Vitality**



Rev	Date	Description
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

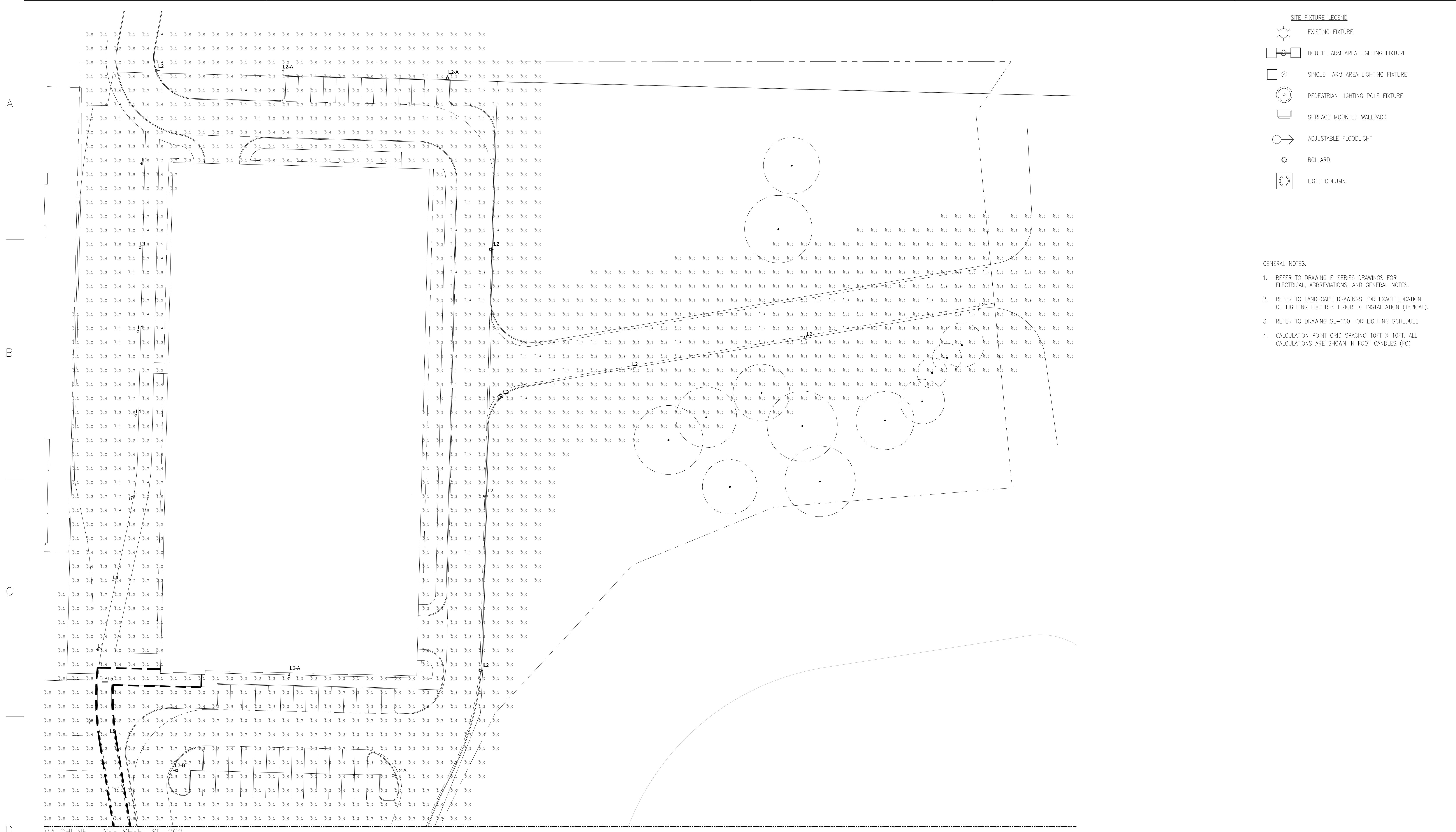
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Sheet Title  
**ENLARGEMENT - LANDSCAPE LIGHTING  
 PHOTOMETRIC PLAN**

Scale: AS NOTED  
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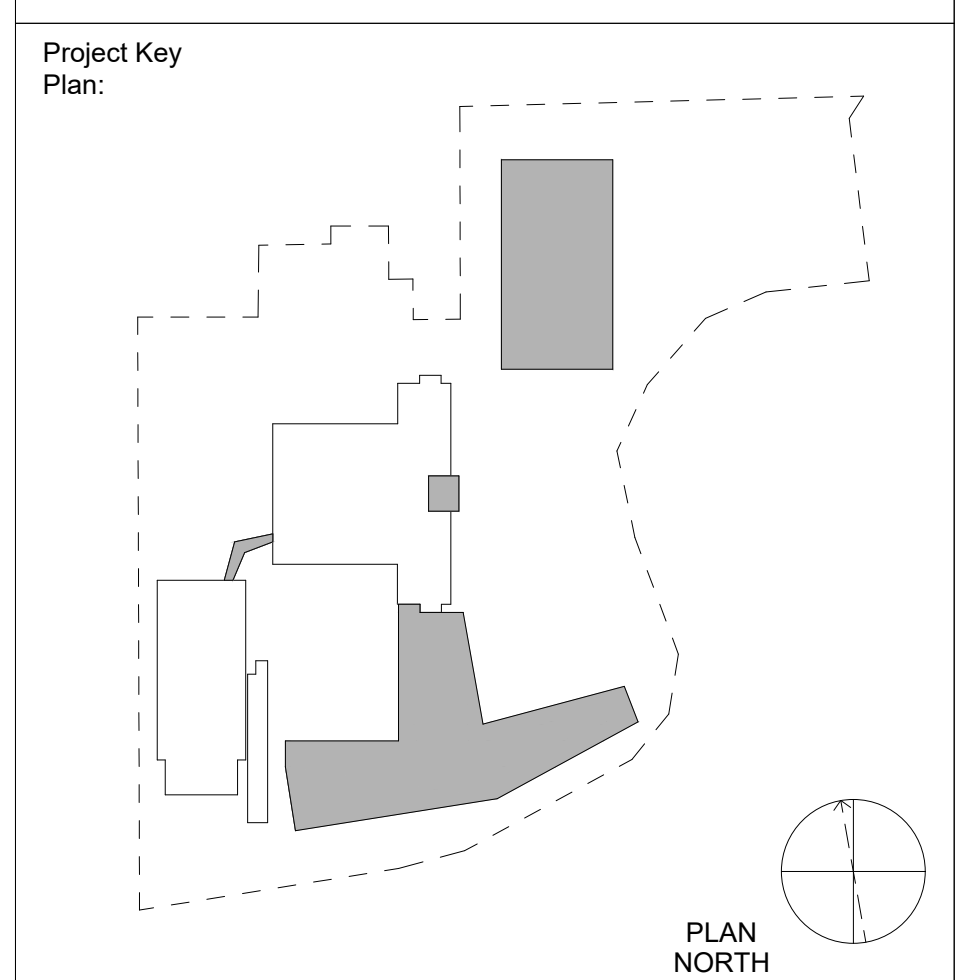
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**Project Name:**  
**PFIZER PEARL RIVER  
 Project Vitality**



Rev	Date	Description
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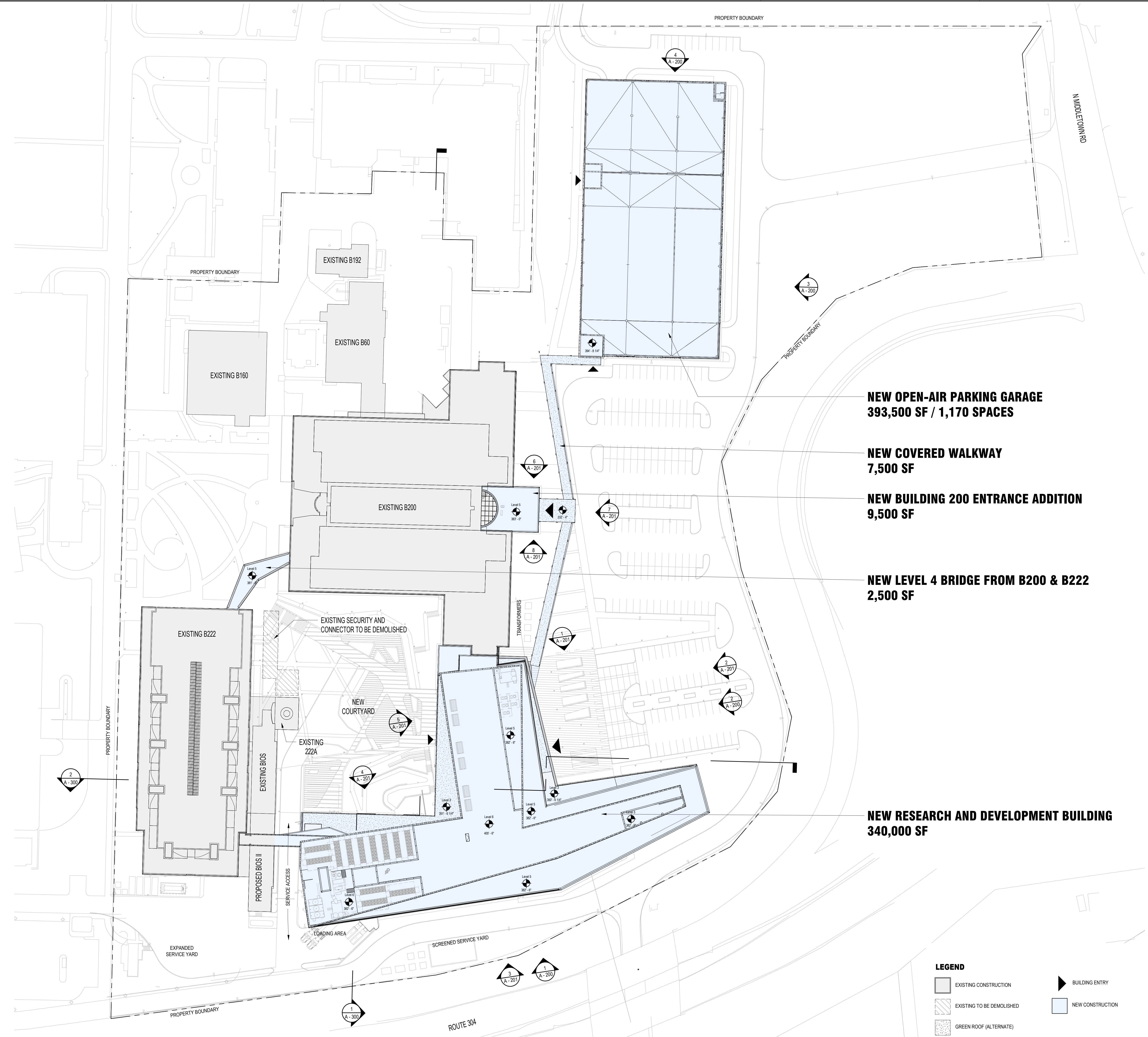
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Sheet Title  
**ENLARGEMENT - LANDSCAPE LIGHTING  
 PHOTOMETRIC PLAN**

Scale: AS NOTED  
 Date: 04/03/23  
 Project #: 23661-00  
 Dwg #:

1 2 3 4 5 6

A  
B  
C  
D



**NEW OPEN-AIR PARKING GARAGE**  
393,500 SF / 1,170 SPACES

**NEW COVERED WALKWAY**  
7,500 SF

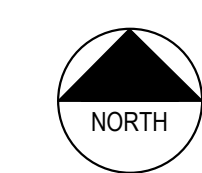
**NEW BUILDING 200 ENTRANCE ADDITION**  
9,500 SF

**NEW LEVEL 4 BRIDGE FROM B200 & B222**  
2,500 SF

**NEW RESEARCH AND DEVELOPMENT BUILDING**  
340,000 SF

**LEGEND**

- EXISTING CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- GREEN ROOF (ALTERNATE)
- BUILDING ENTRY
- NEW CONSTRUCTION



**1 ARCHITECTURAL SITE PLAN**  
1" = 50'-0"

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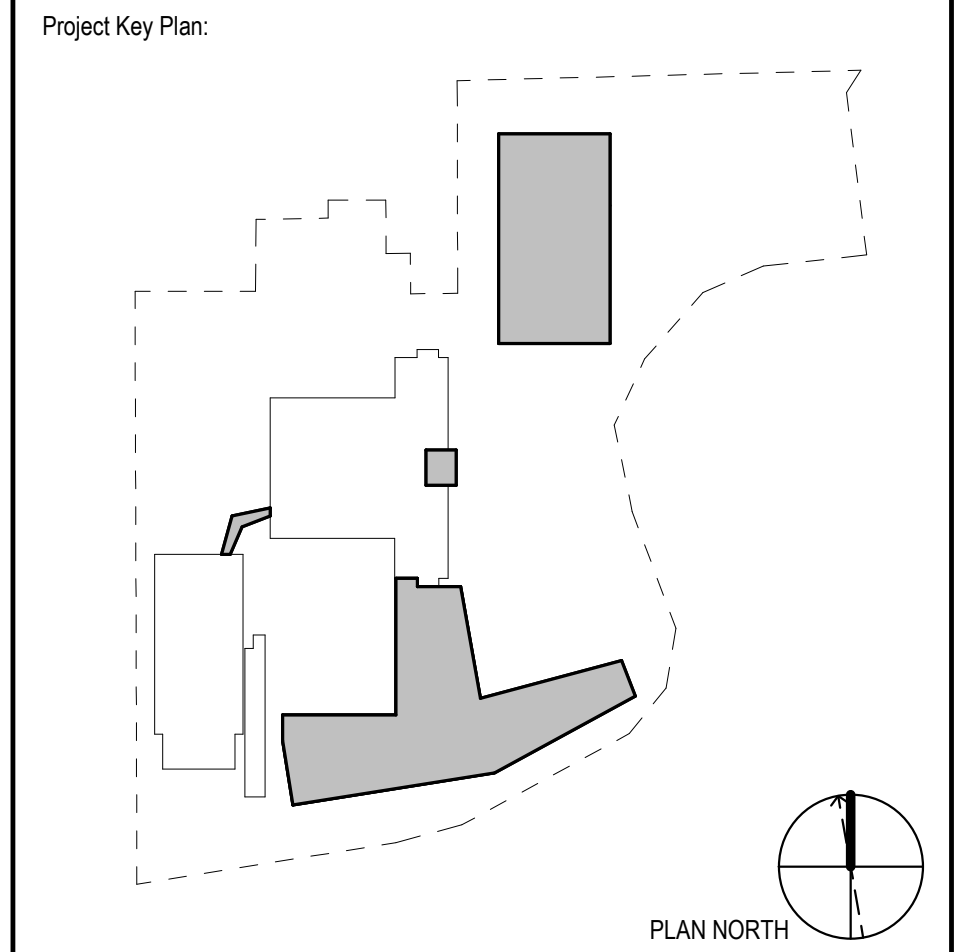
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Signed & Sealed By: Approver

Project Name:  
**PFIZER PEARL RIVER**  
**Project Vitality**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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Sheet Title  
**ARCHITECTURAL SITE PLAN**

Scale: AS NOTED  
Date: 04/21/23  
Project #: 23661-00  
Dwg #: **A - 100**

4/19/2023 9:46:44 AM  
Autoback Docs/Pfizer - 23661-00 - Pearl River Expansion/Phase-23661-00-Pearl River-A-Enlighten.rvt

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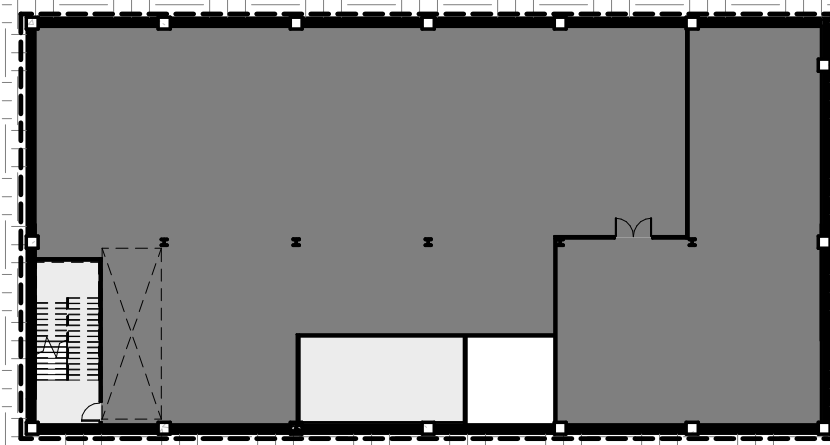
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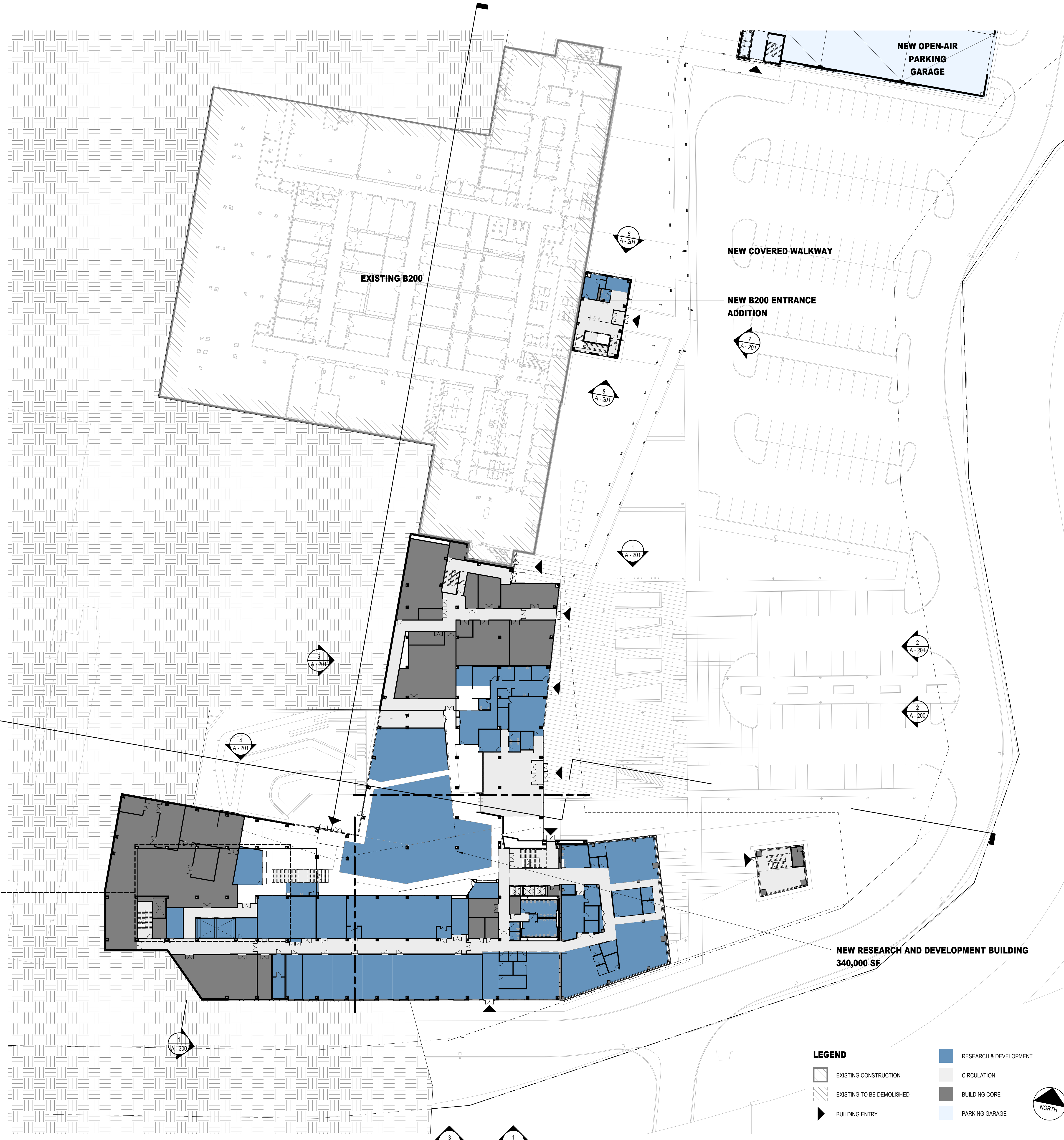
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4/19/2023 9:45:50 AM Autodesk Docs/Pfizer - 23661-00 - Pearl River Expansion/PEAR-23661-00-Pearl River-A-Enviplan.rvt



**2 FLOOR PLAN - LOWER LEVEL 1**  
1/32" = 1'-0"



**LEGEND**

- EXISTING CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- BUILDING ENTRY
- RESEARCH & DEVELOPMENT
- CIRCULATION
- BUILDING CORE
- PARKING GARAGE



**1 FLOOR PLAN - LEVEL 1**  
1/32" = 1'-0"

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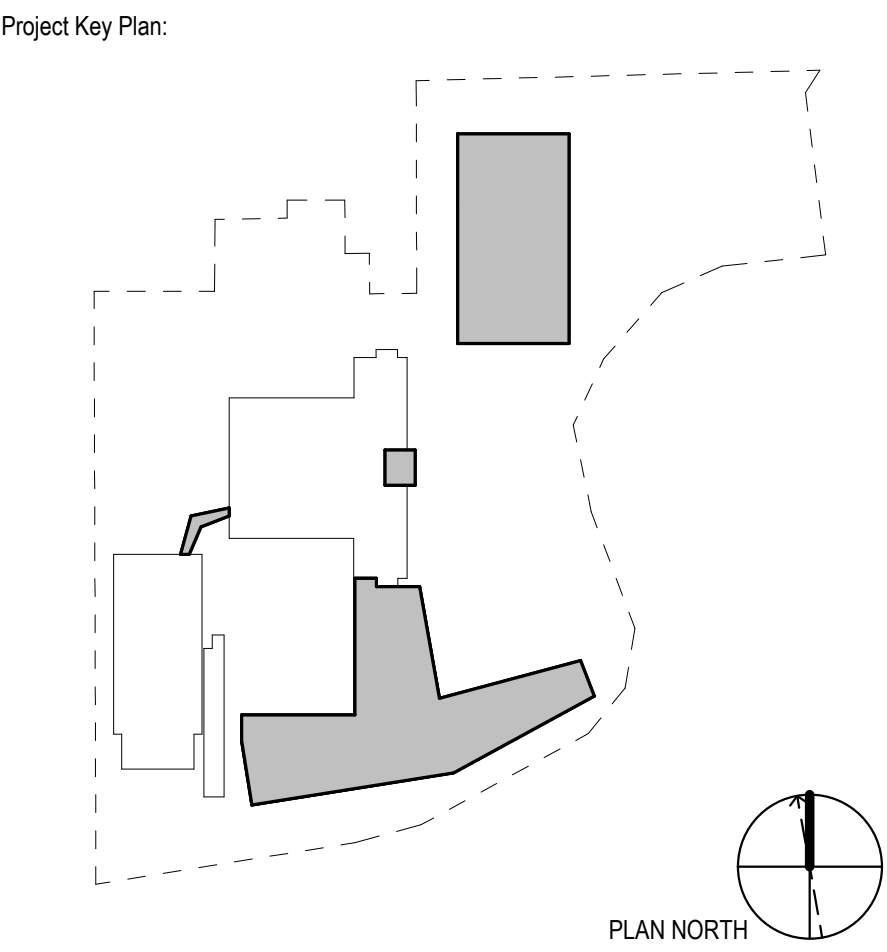
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Project Name:  
**PFIZER PEARL RIVER  
Project Vitality**



Rev	Date	Description
01/06/2023	01/06/2023	ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023	04/03/2023	ISSUED FOR PERMIT
04/21/2023	04/21/2023	ORANGETOWN PLANNING BOARD APPLICATION

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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**FLOOR PLAN - LEVEL 1**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>A - 101</b>

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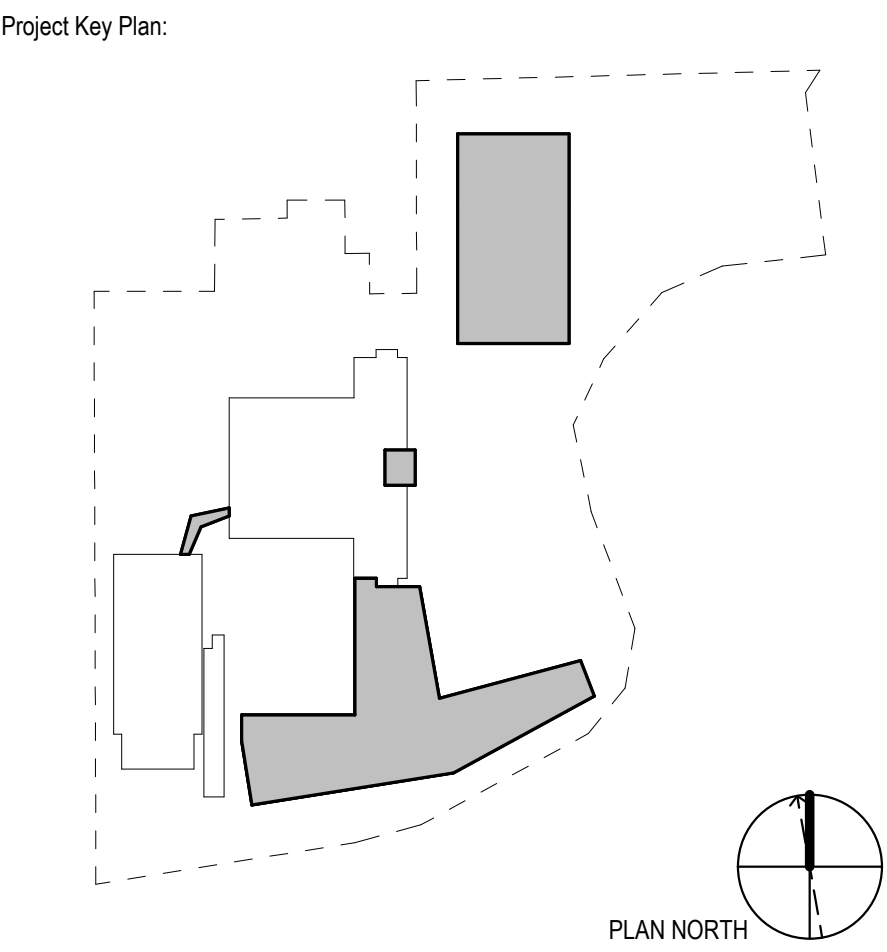
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Rev	Date	Description
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**FLOOR PLAN - LEVEL 2**

**LEGEND**

	EXISTING CONSTRUCTION		RESEARCH & DEVELOPMENT
	EXISTING TO BE DEMOLISHED		PARKING GARAGE
	BUILDING ENTRY		BUILDING CORE
	CIRCULATION		

**1 FLOOR PLAN - LEVEL 2**  
 1/32" = 1'-0"

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	
REV #	<b>A - 102</b>

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**LEGEND**

EXISTING CONSTRUCTION	RESEARCH & DEVELOPMENT
EXISTING TO BE DEMOLISHED	CIRCULATION
BUILDING ENTRY	BUILDING CORE
	PARKING GARAGE

**1 FLOOR PLAN - LEVEL 3**  
1/32" = 1'-0"

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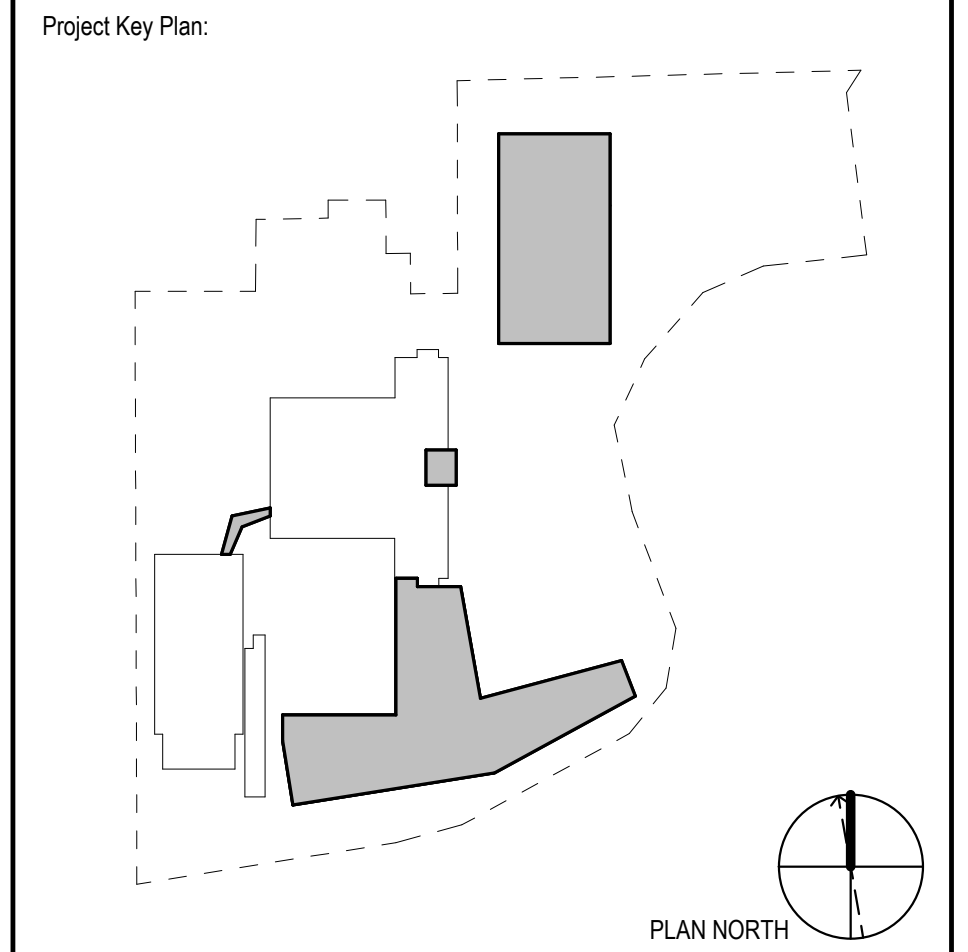
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Project Name:  
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Sheet Title  
**FLOOR PLAN - LEVEL 3**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	<b>A - 103</b>
REV #:	

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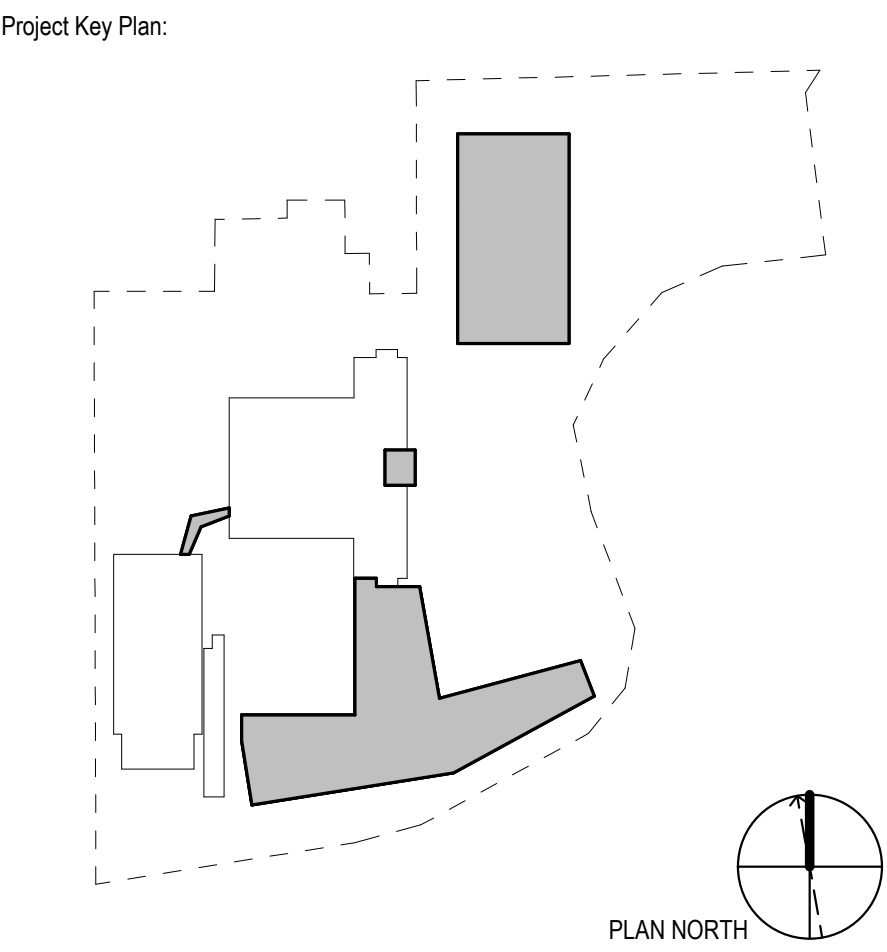
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Sheet Title  
**FLOOR PLAN - LEVEL 4**

Scale: AS NOTED  
 Date: 04/21/23  
 Project #: 23661-00  
 Dwg #:

**LEGEND**

	EXISTING CONSTRUCTION		RESEARCH & DEVELOPMENT
	EXISTING TO BE DEMOLISHED		CIRCULATION
	BUILDING ENTRY		BUILDING CORE
			PARKING GARAGE

**1 FLOOR PLAN - LEVEL 4**  
 1/32" = 1'-0"

4/19/2023 9:50:06 AM  
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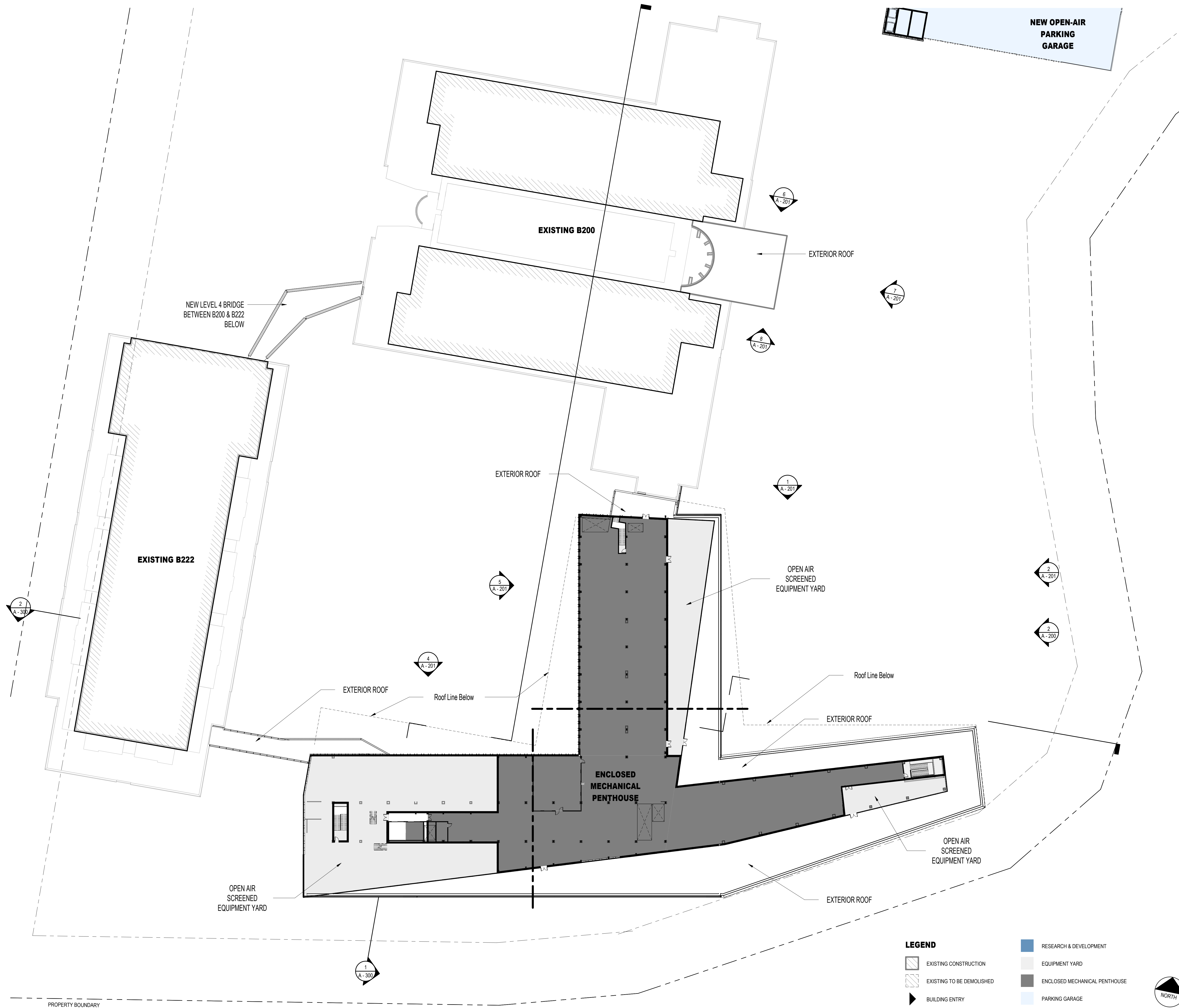
6

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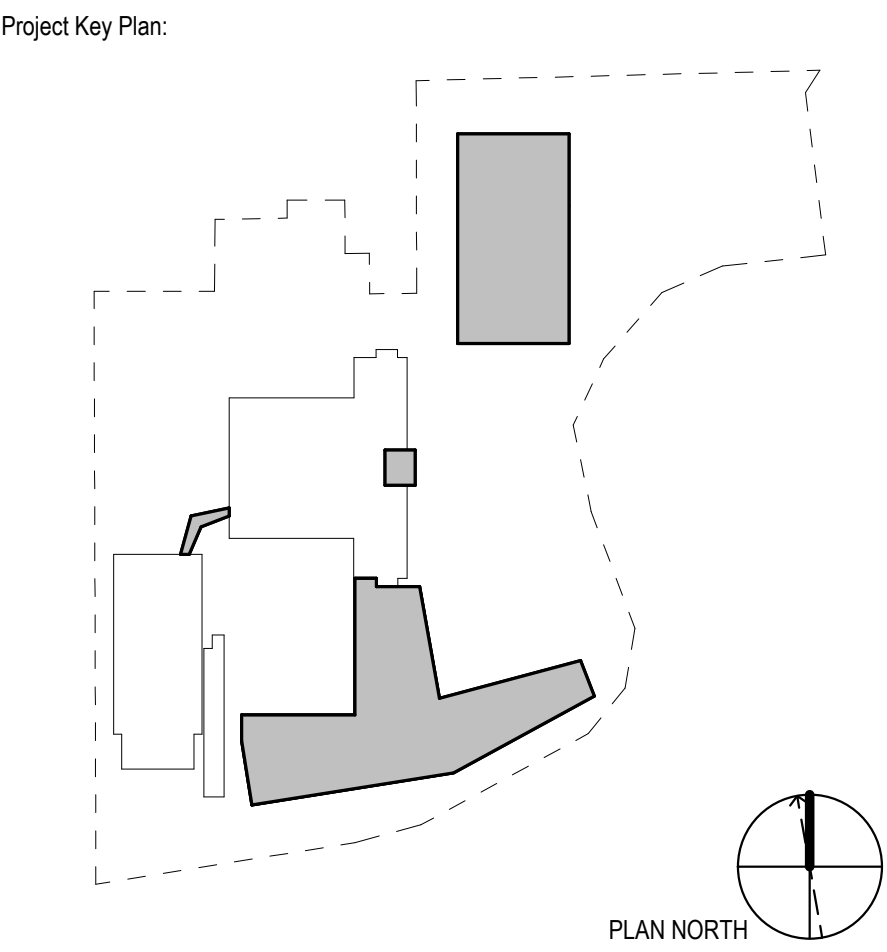
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Project Name:  
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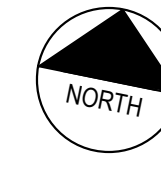
**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**FLOOR PLAN - LEVEL 5 - PH**

**LEGEND**

- EXISTING CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- BUILDING ENTRY
- RESEARCH & DEVELOPMENT
- EQUIPMENT YARD
- ENCLOSED MECHANICAL PENTHOUSE
- PARKING GARAGE

**1 FLOOR PLAN - LEVEL 5 - PH**  
 1/32" = 1'-0"



Scale: AS NOTED

Date: 04/21/23

Project #: 23661-00

Dwg #: **A - 105** REV #

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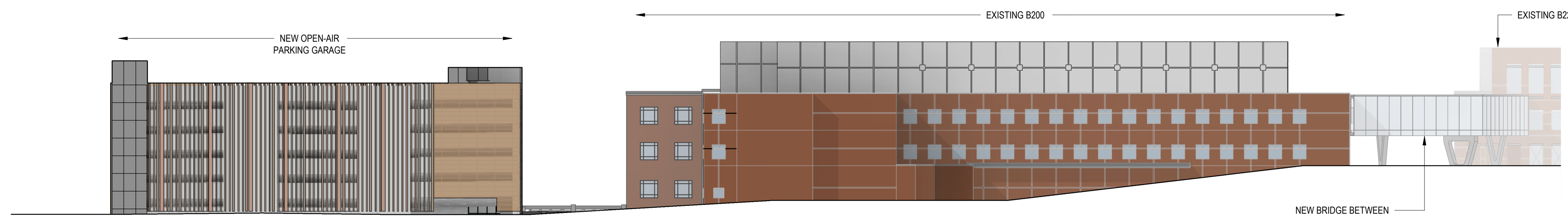
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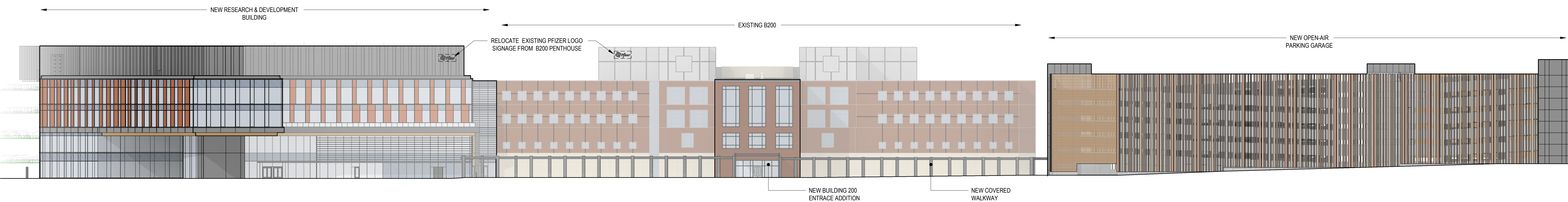
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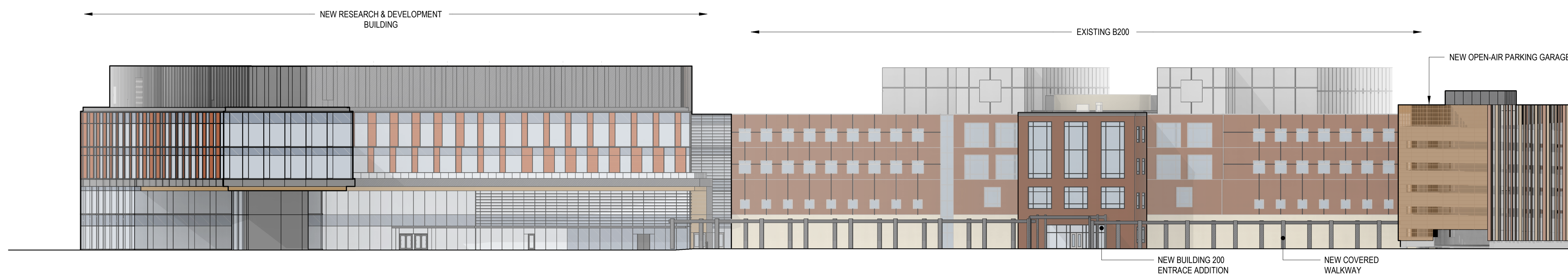
**4 NORTH ELEVATION (PARKING)**  
1/32" = 1'-0"

B



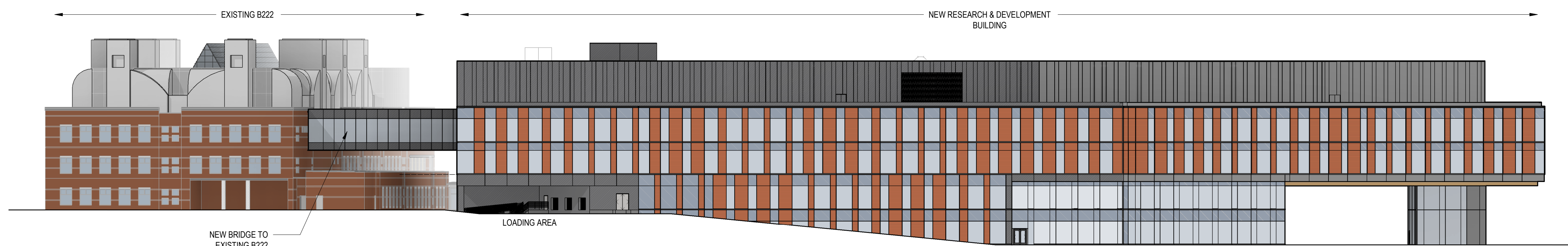
**3 EAST ELEVATION (PARKING)**  
1/32" = 1'-0"

C



**2 EAST ELEVATION**  
1/32" = 1'-0"

D



**1 SOUTH ELEVATION**  
1/32" = 1'-0"

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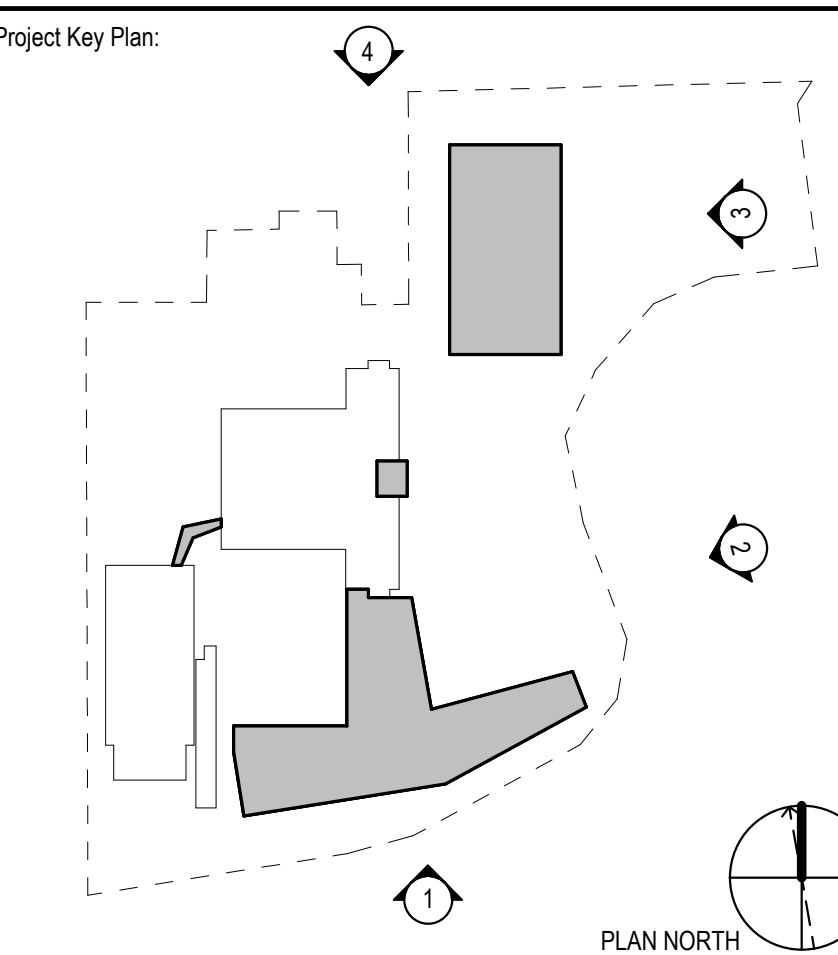
Signed & Sealed By: Approver



Project Name:

**PFIZER PEARL RIVER  
Project Vitality**

Project Key Plan:



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
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Sheet Title  
**SITE ELEVATIONS**

Scale: AS NOTED

Date: 04/21/23

Project #: 23661-00

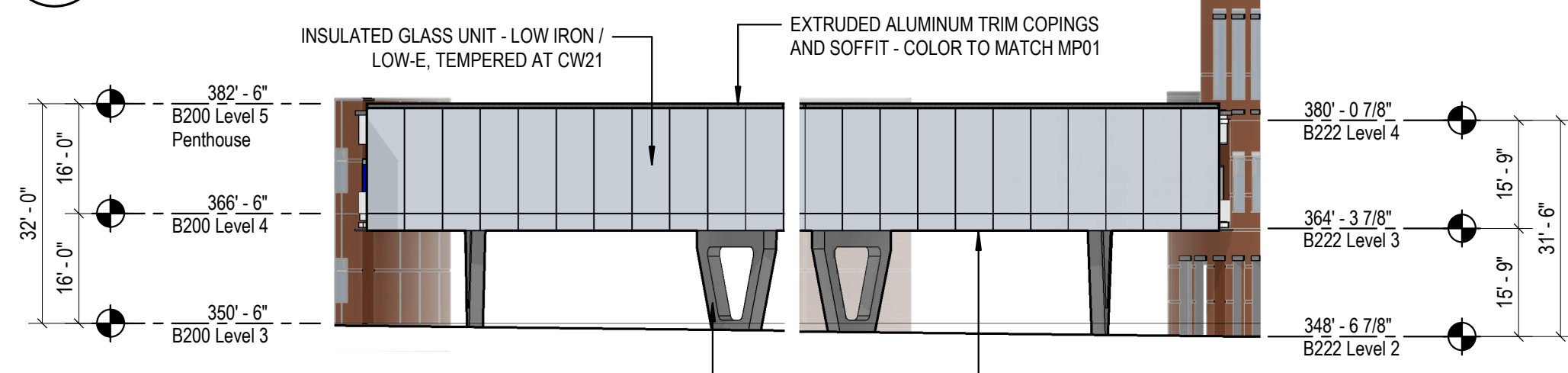
Dwg #:

REV #

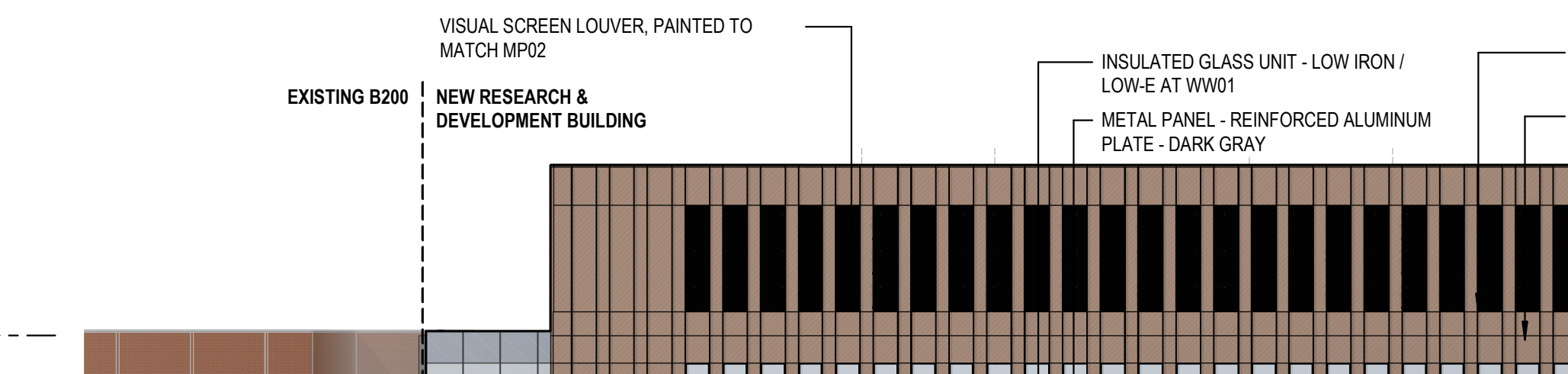
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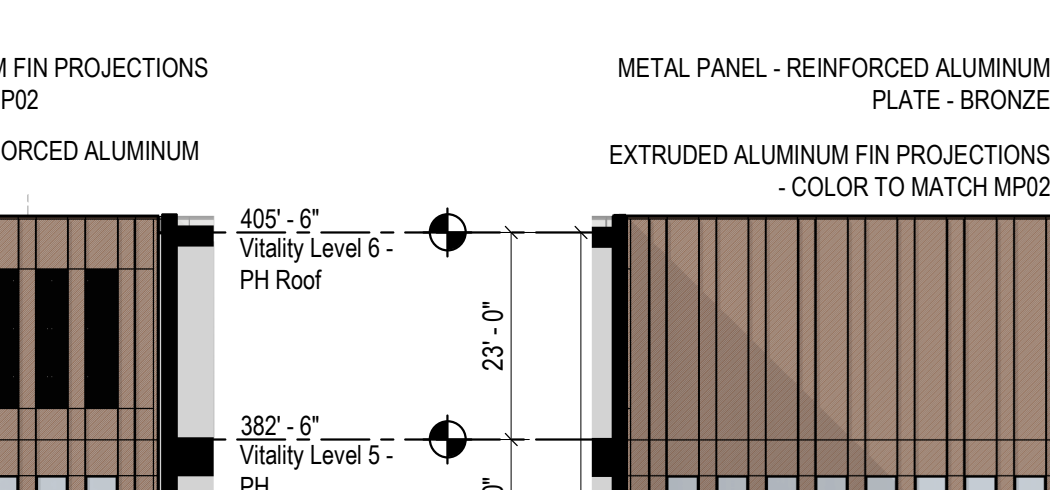
**10 BRIDGE ELEVATION - SOUTH**  
3/64" = 1'-0"



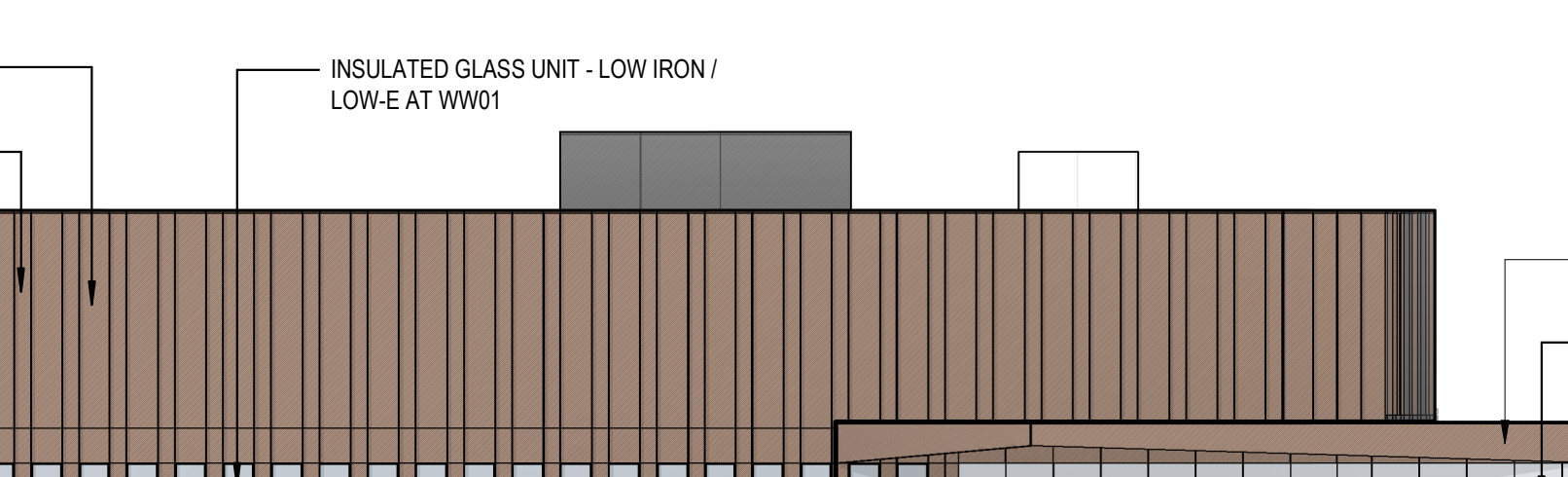
**9 BRIDGE ELEVATION - NORTH**  
3/64" = 1'-0"



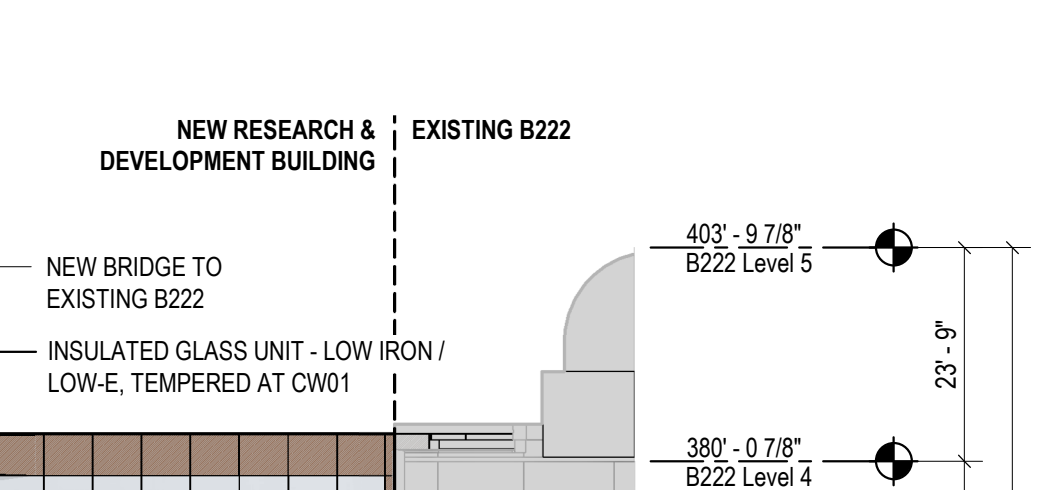
**8 B200 ELEVATION - SOUTH**  
3/64" = 1'-0"



**7 B200 ELEVATION - EAST**  
3/64" = 1'-0"



**6 B200 ELEVATION - NORTH**  
3/64" = 1'-0"

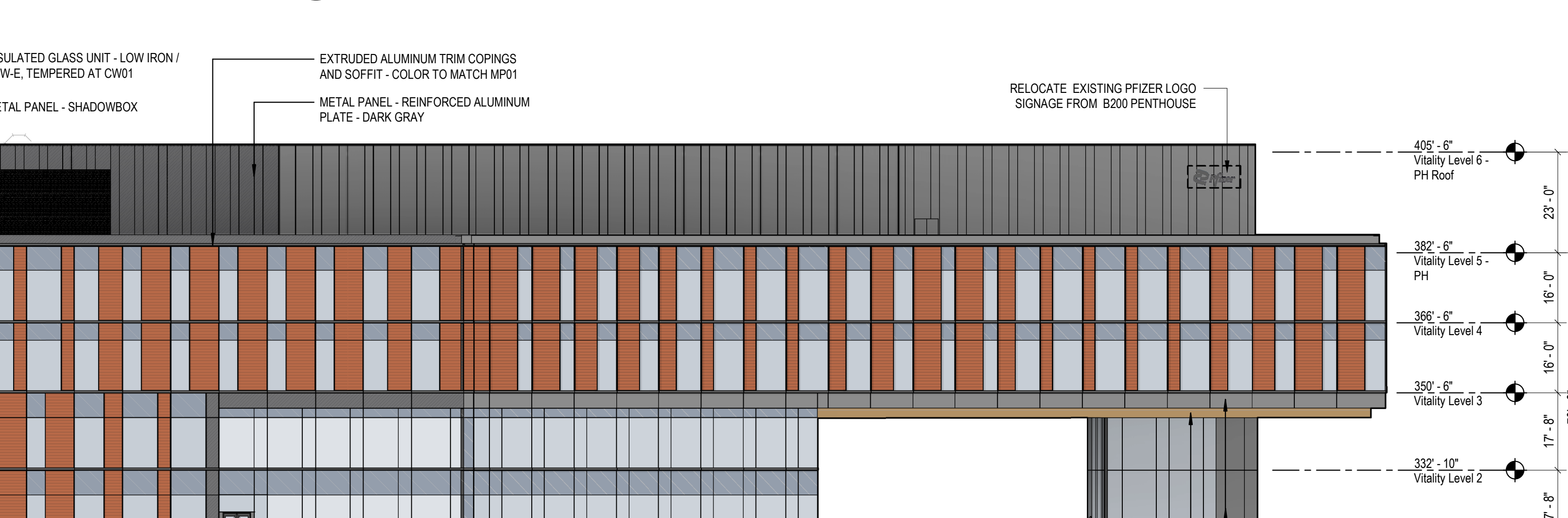


B

**5 WEST ELEVATION - COURTYARD**  
3/64" = 1'-0"

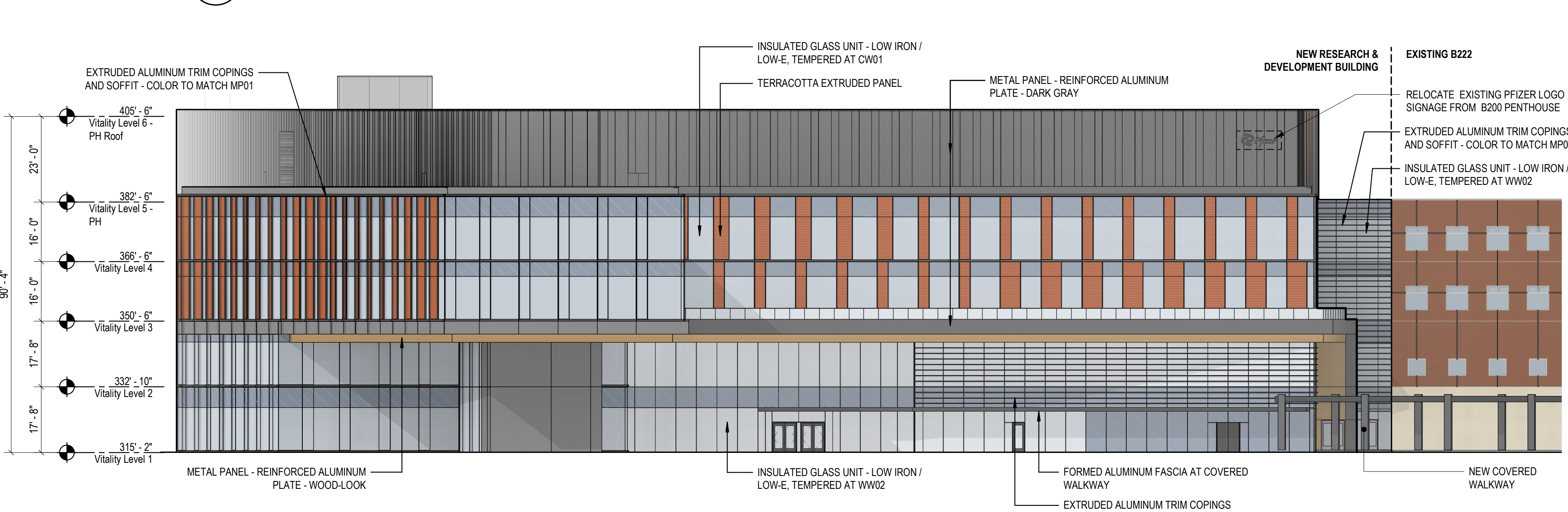


**4 NORTH ELEVATION - COURTYARD**  
3/64" = 1'-0"

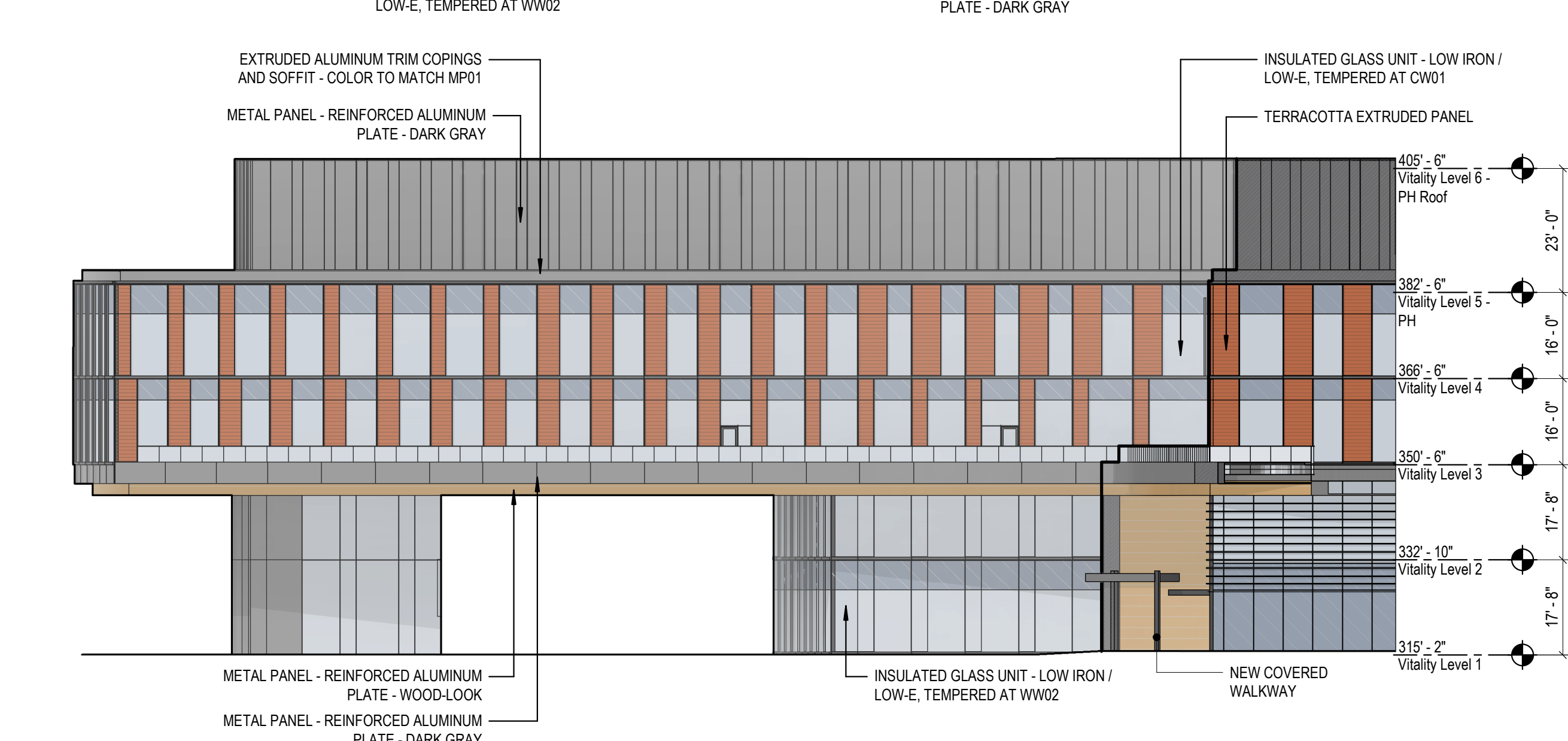


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**3 SOUTH ELEVATION**  
3/64" = 1'-0"

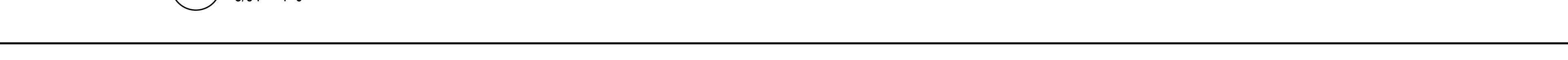


**1 NORTH ELEVATION**  
3/64" = 1'-0"



D

**2 EAST ELEVATION**  
3/64" = 1'-0"



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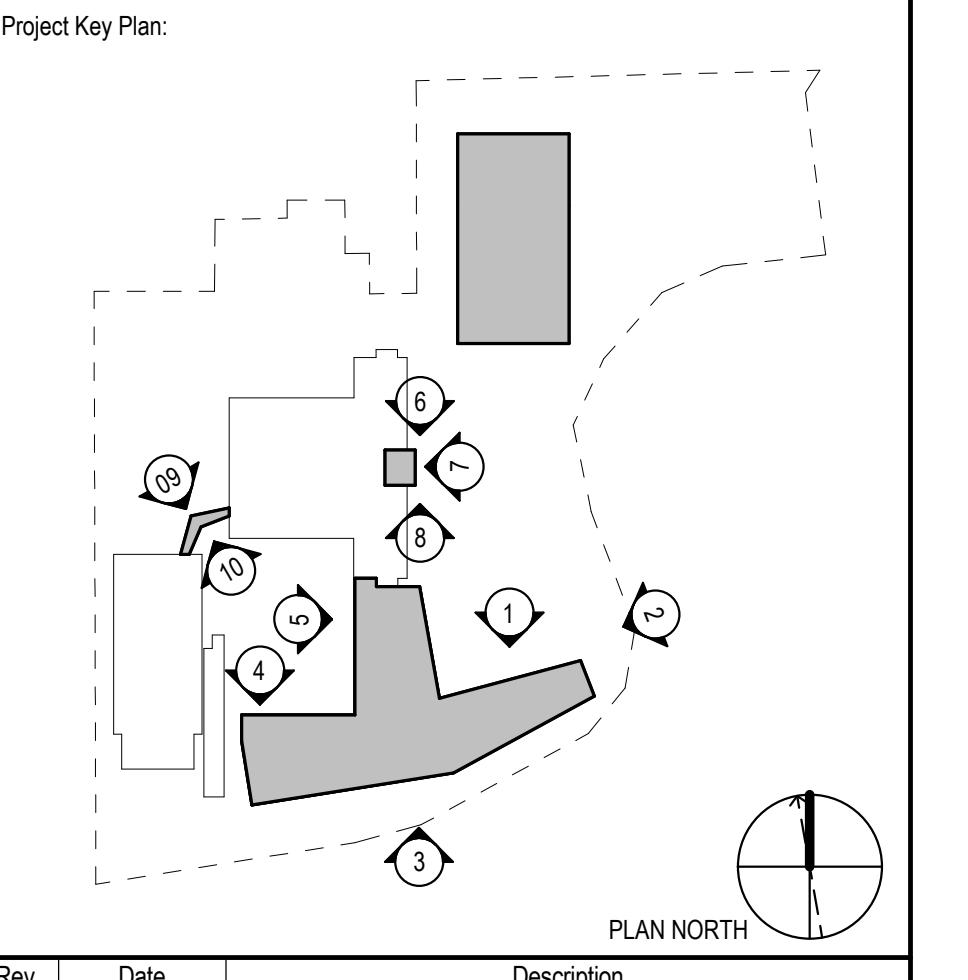
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Sheet Title  
**EXTERIOR ELEVATIONS**

Scale: AS NOTED  
Date: 04/21/23  
Project #: 23661-00  
Dwg #: A - 201

A

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D



4. VITALITY COURTYARD



2. CAMPUS AERIAL - NORTH



3. VITALITY FRONT DOOR



1. OVERALL CAMPUS AERIAL

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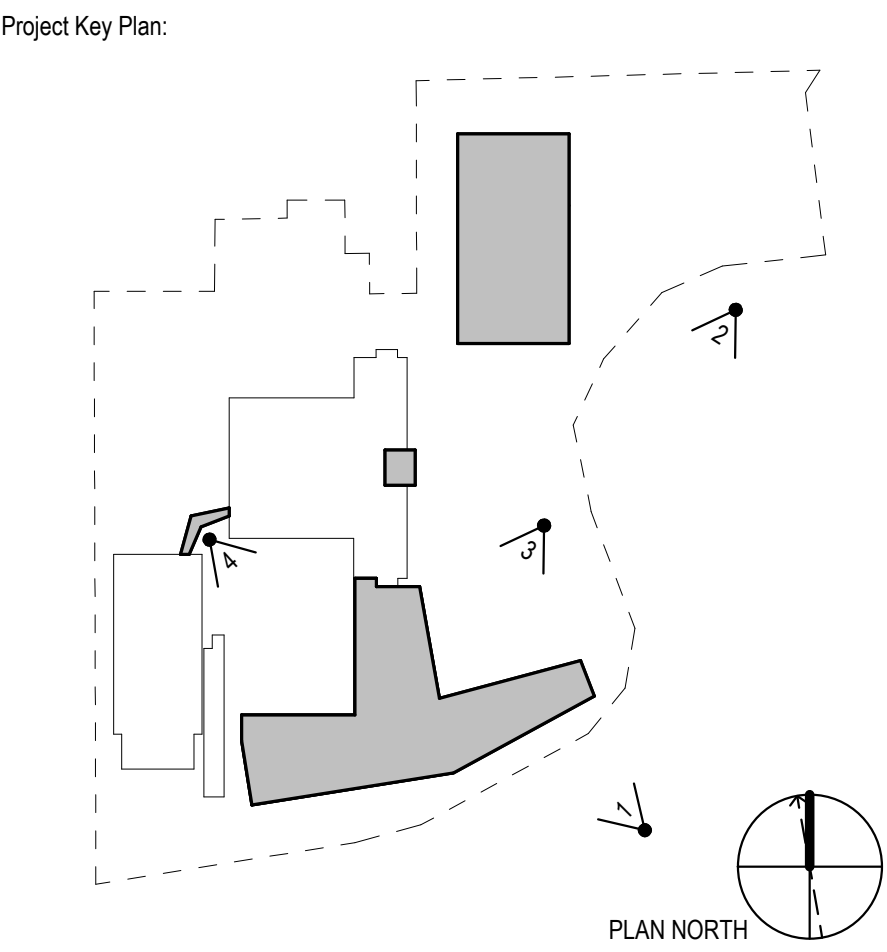
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Sheet Title  
**EXTERIOR RENDERINGS**

Scale: AS NOTED

Date: 04/21/23

Project #: 23661-00

Dwg #:

REV #

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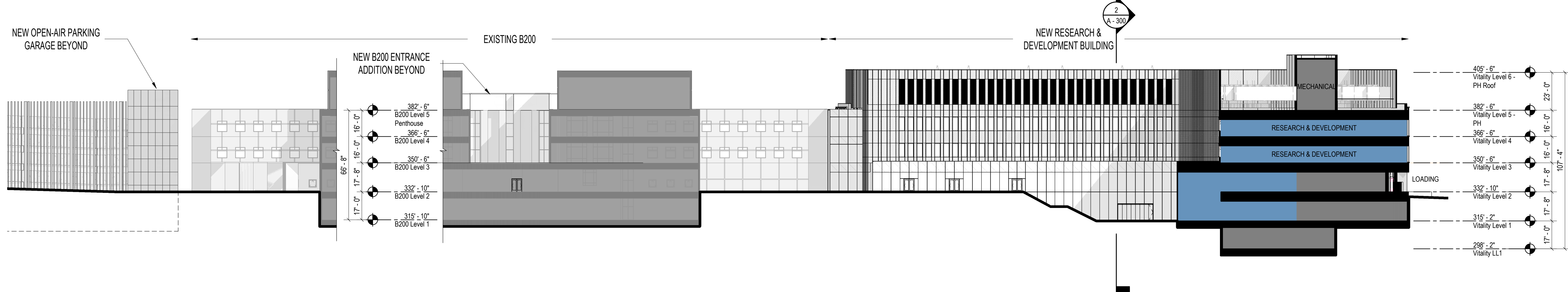
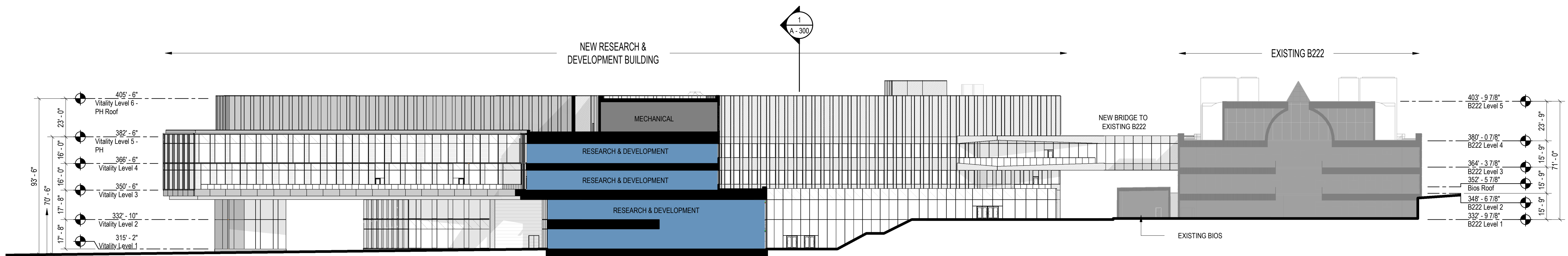
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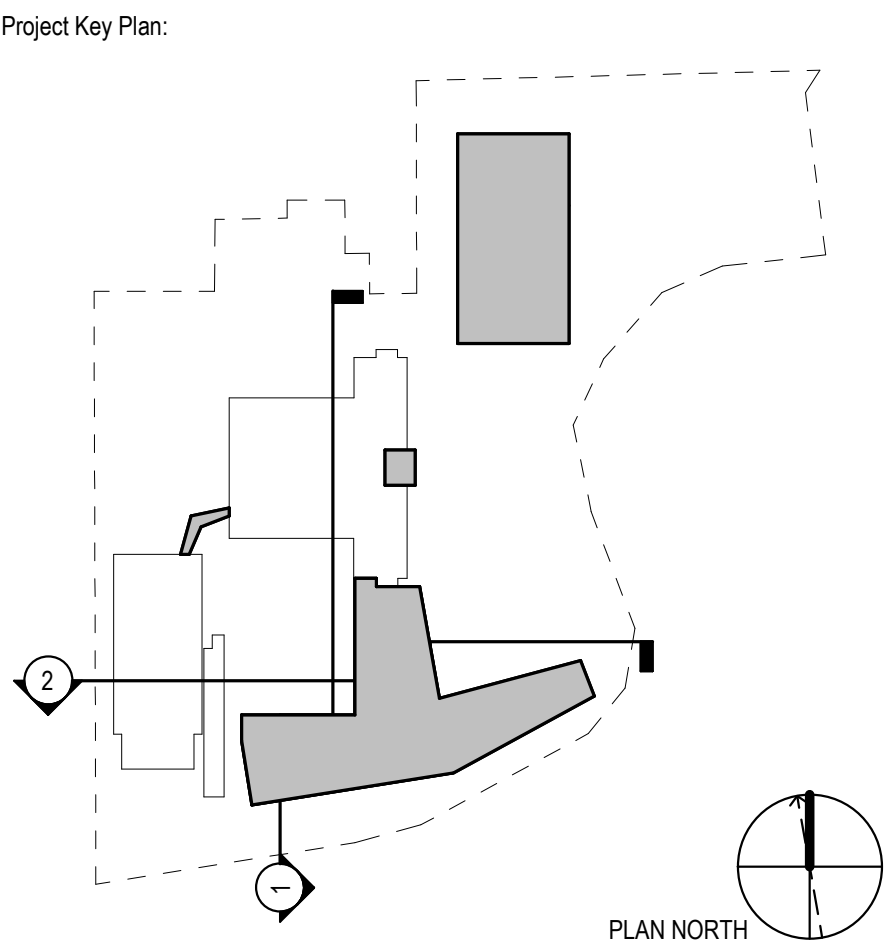
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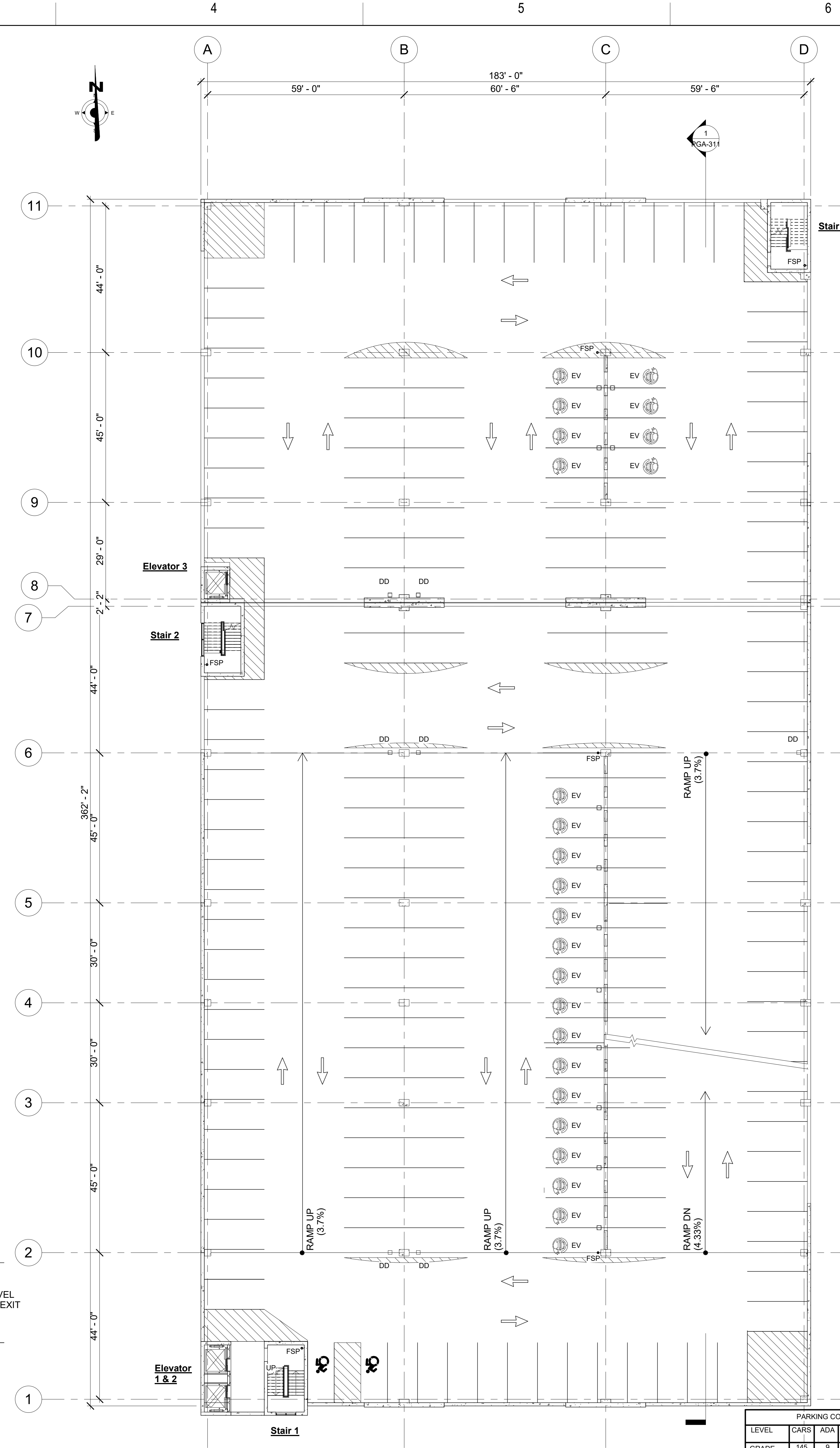
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Project #: 23661-00  
Dwg #: **A - 300**

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Autodesk Docs/Pfizer - 23661-00 - Pearl River Expansion/Phase-23661-00 - Pearl River-A-Envision.dwg



1 Grade level Floor Plan-Planning Board  
RGA-11 SCALE: 1/16" = 1'-0"



2 Level 2 Floor Plan-Planning Board  
RGA-11 SCALE: 1/16" = 1'-0"

PARKING COUNT SUMMARY						
LEVEL	CARS	ADA	ADA VANS	EV	EV ADA	TOTAL
GRADE	145	9	4	24	3	185
SECOND	174	2		24		200
THIRD	176	2		22		200
FOURTH	198	2				200
FIFTH	200					200
SIXTH	185					185
TOTAL	1078	15	4	70	3	1170

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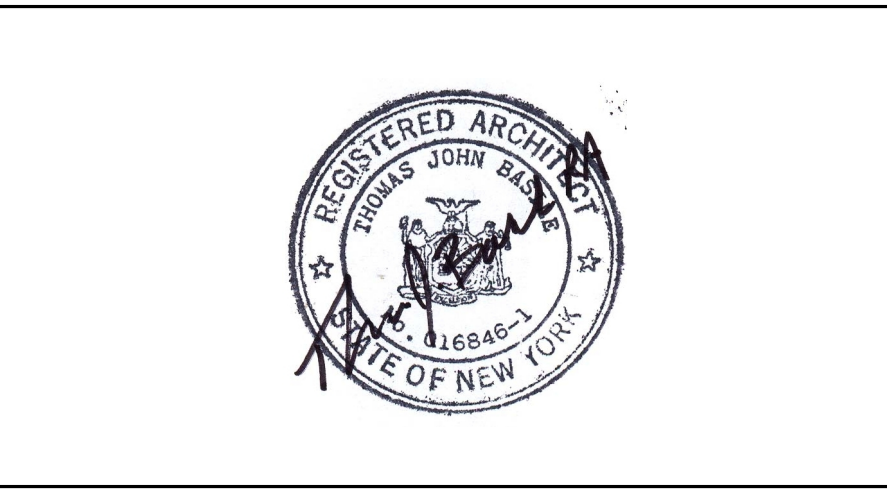
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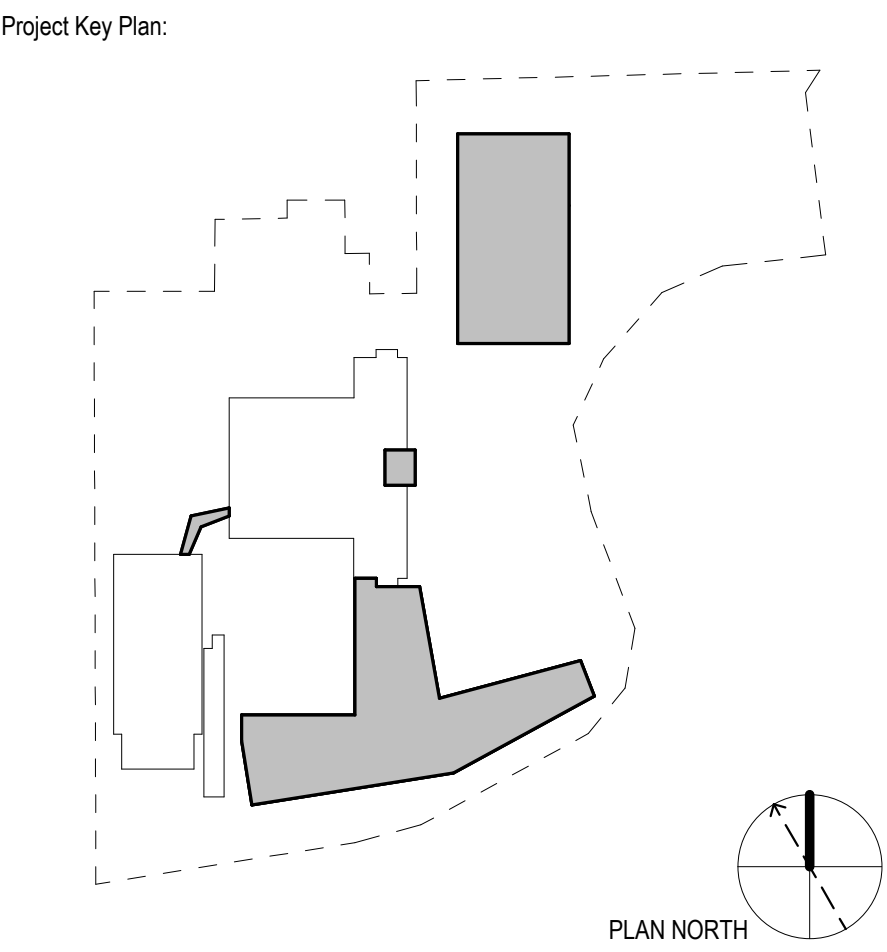
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04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

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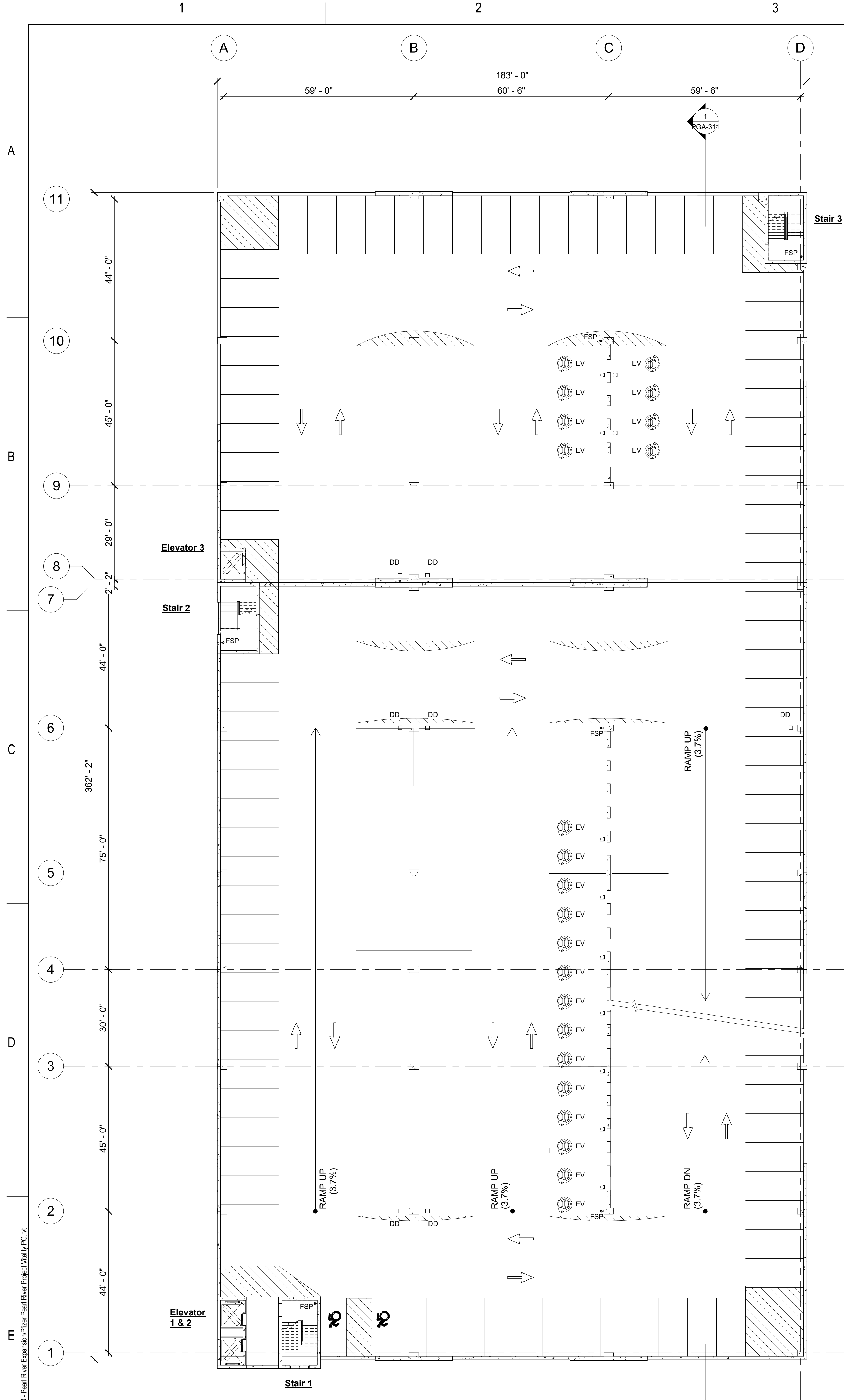
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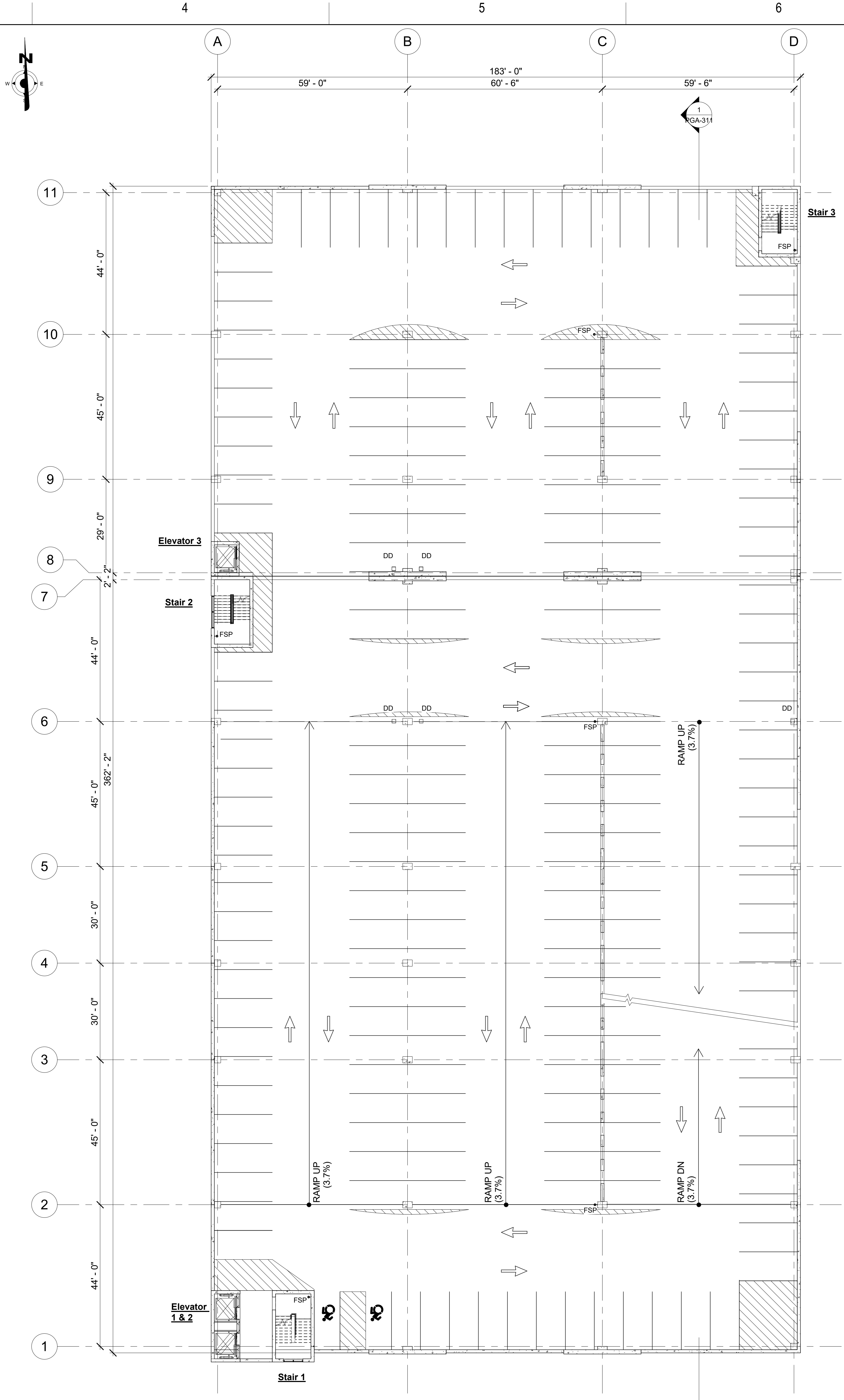
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**Grade & Level 2 Floor Plans-Planning Board**

Scale: AS NOTED  
Date: 04/21/23  
Project #: 23661-00  
Dwg #:  
REV #

**PGA-111**



1 Level 3 Floor Plan-Planning Board  
PGA-112 SCALE: 1/16" = 1'-0"



2 Level 4 Floor Plan-Planning Board  
PGA-112 SCALE: 1/16" = 1'-0"

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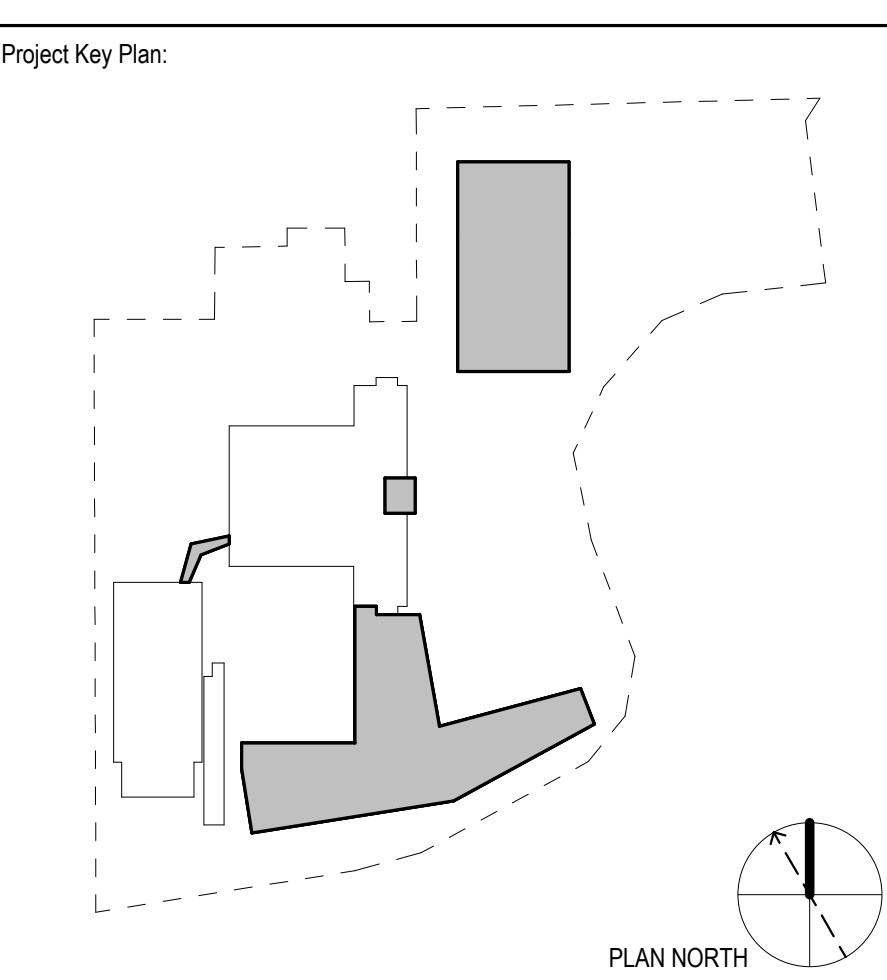
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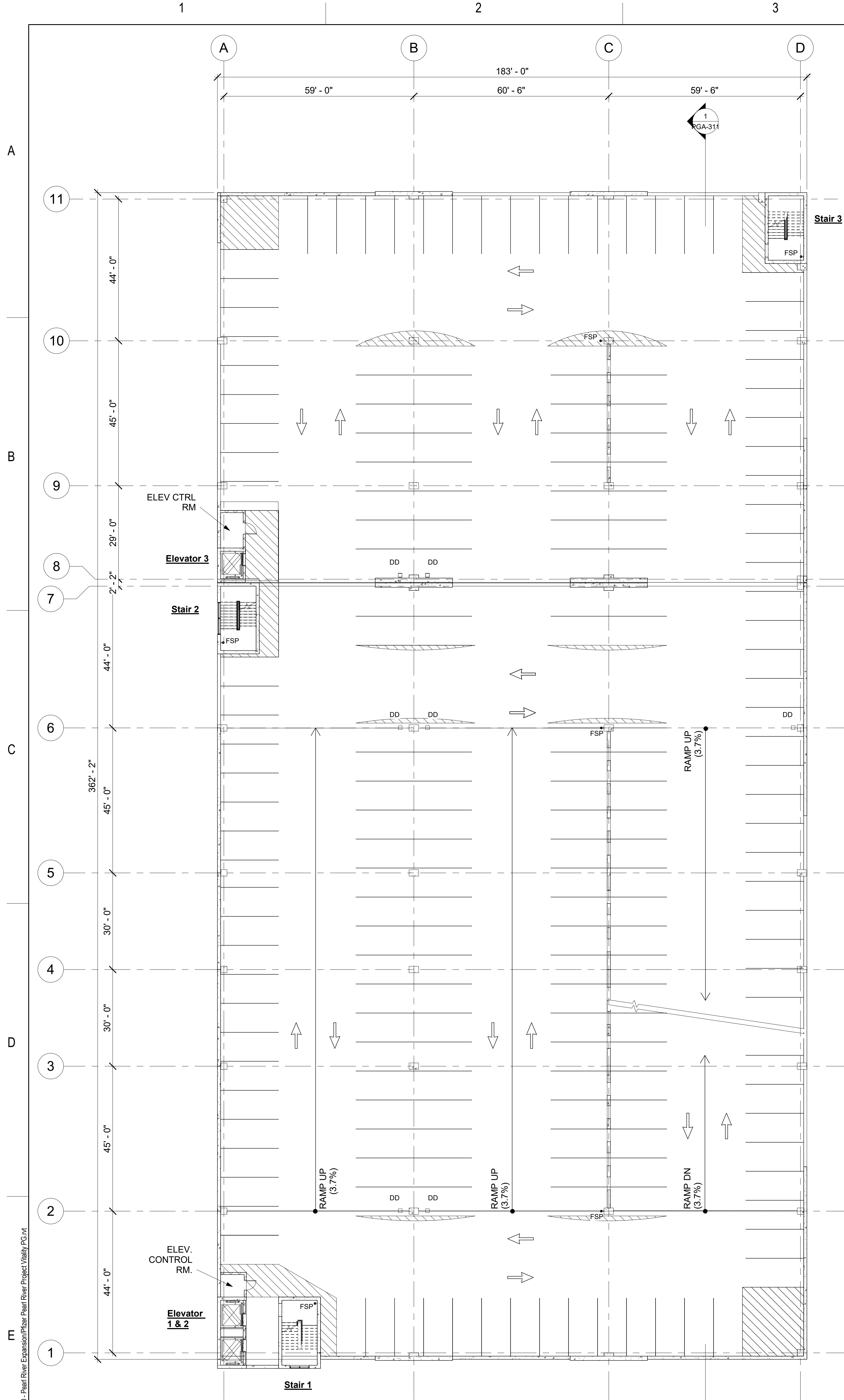
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Sheet Title  
**GLOBAL RESEARCH  
AND DEVELOPMENT**  
Level 3 & Level 4 Floor Plans-Planning Board

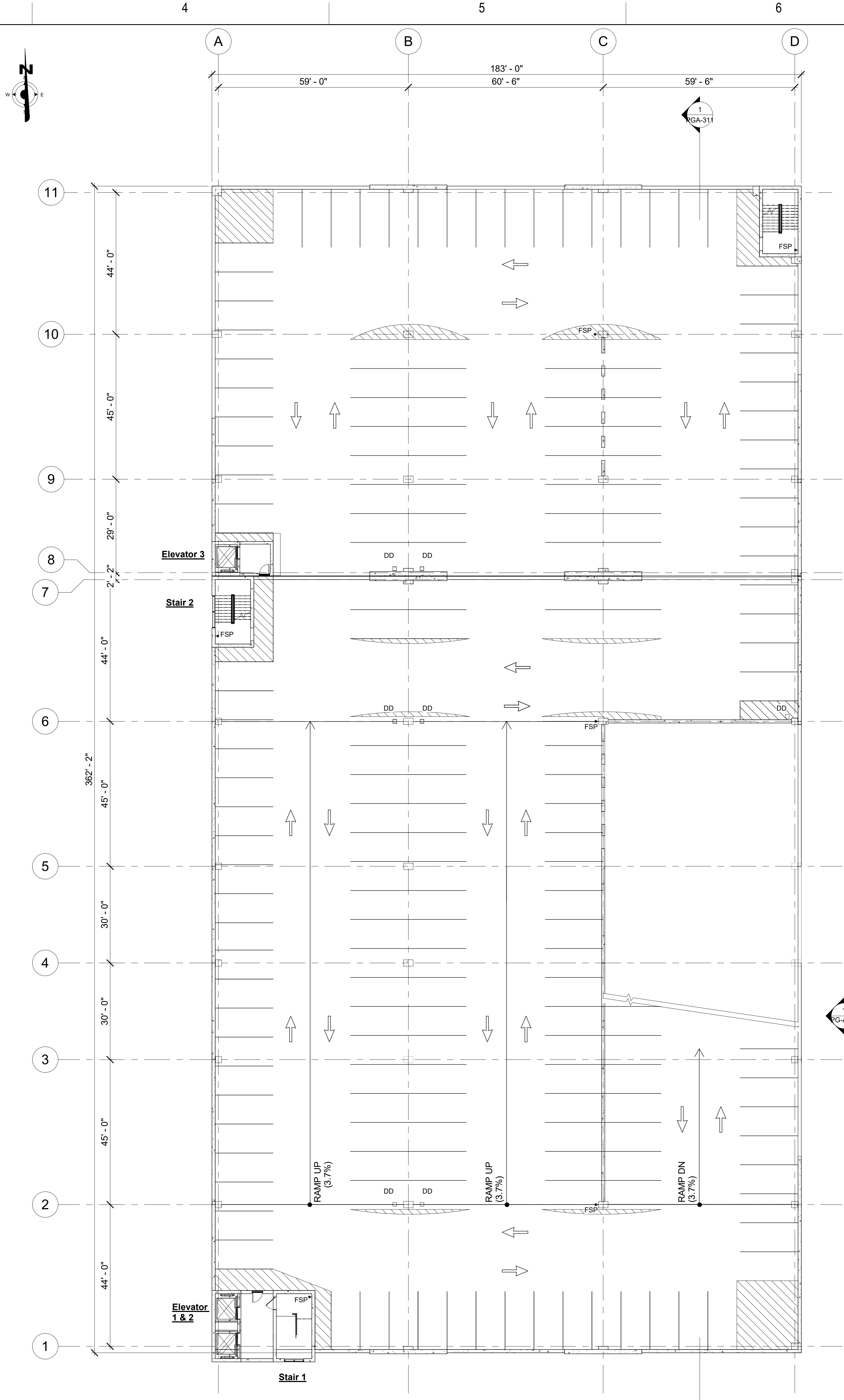
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Project #: 23661-00  
Dwg #:

PGA-112 REV #

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1 Level 5 Floor Plan-Planning Board  
PGA-113 SCALE: 1/16" = 1'-0"



2 Level 6 Floor Plan-Planning Board  
PGA-113 SCALE: 1/16" = 1'-0"

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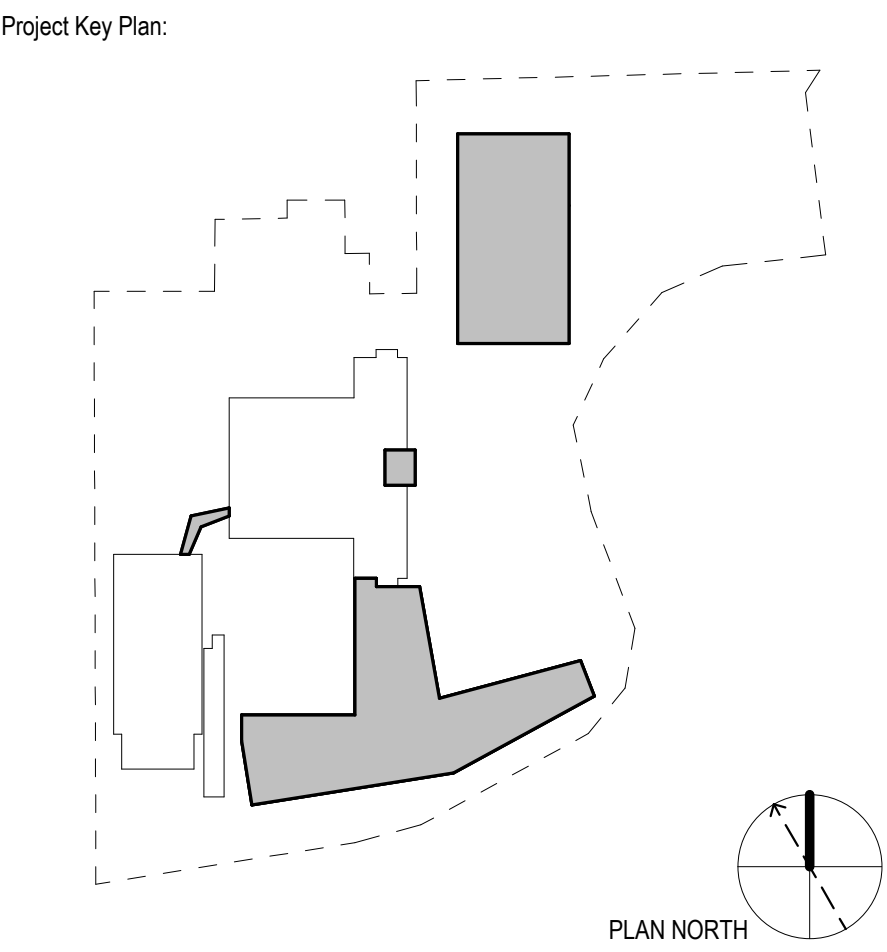
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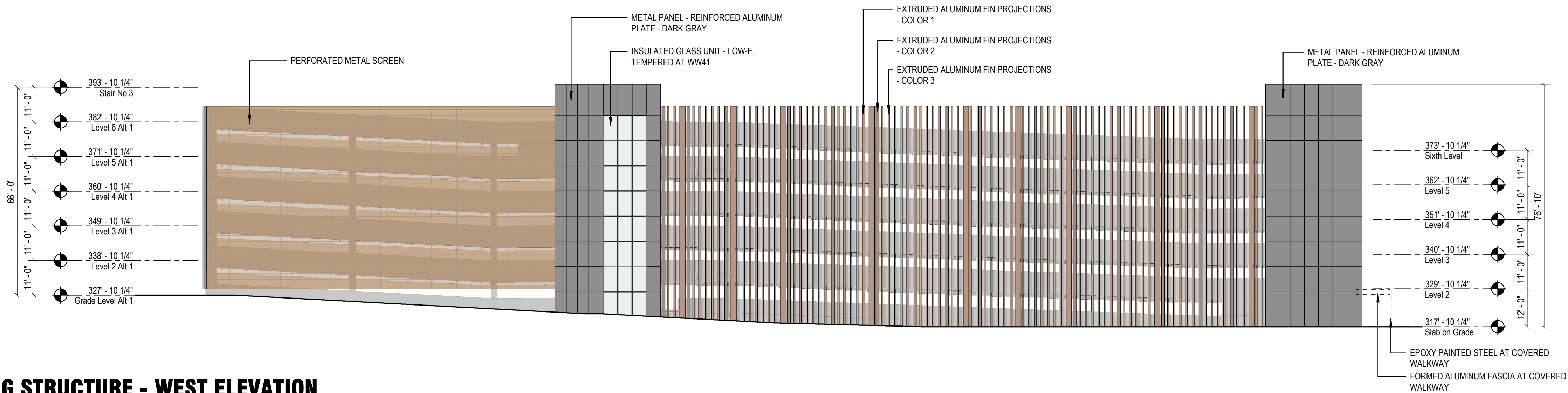
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Scale: AS NOTED  
Date: 04/21/23  
Project #: 23661-00  
Dwg #:

**PGA-113** REV #

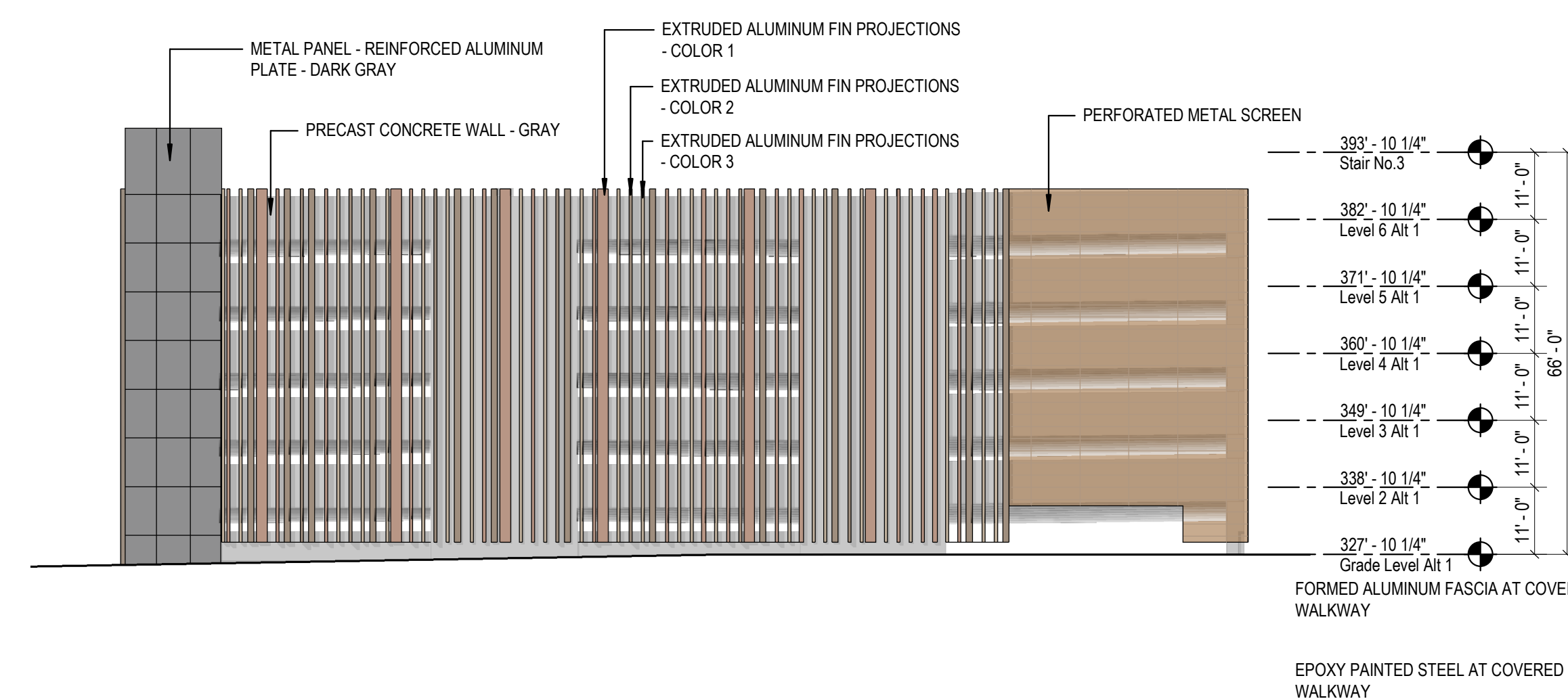
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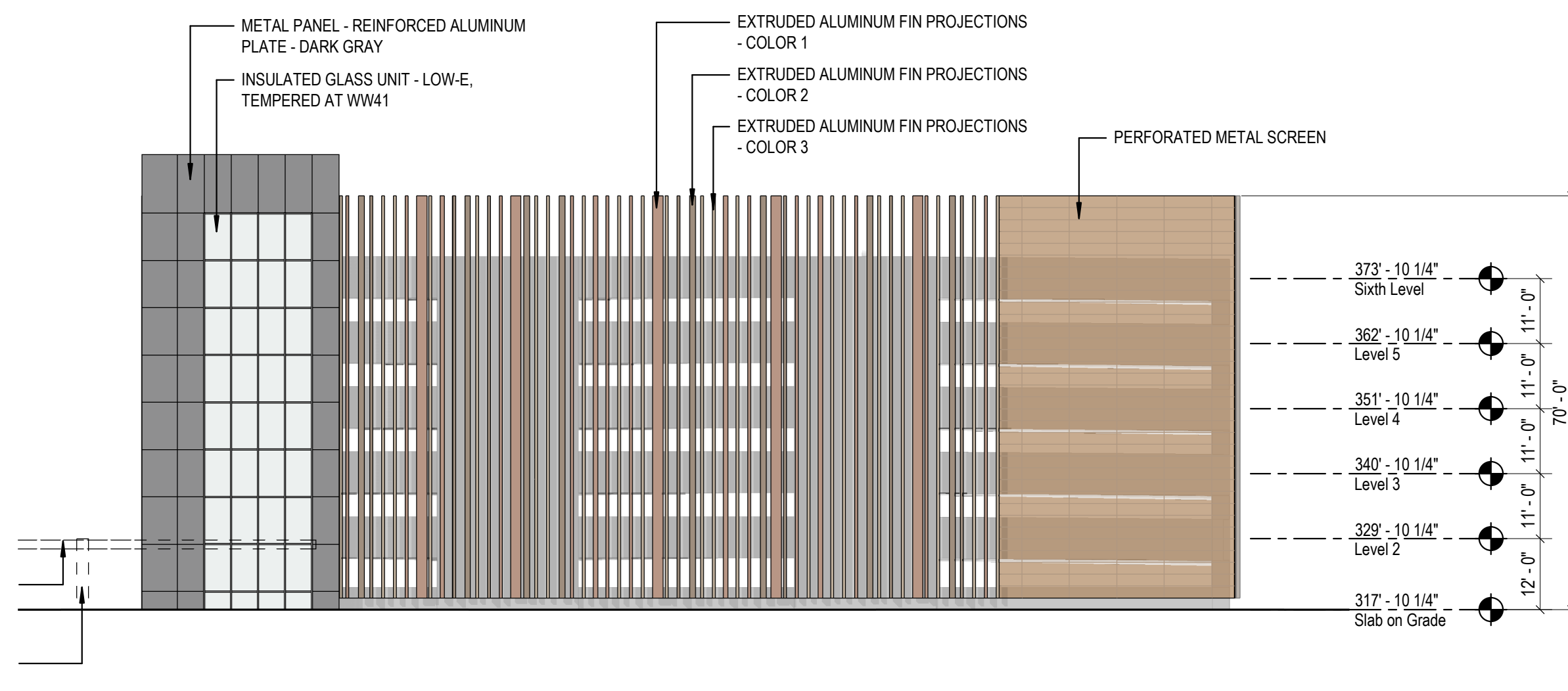
**4 PARKING STRUCTURE - WEST ELEVATION**

3/64" = 1'-0"



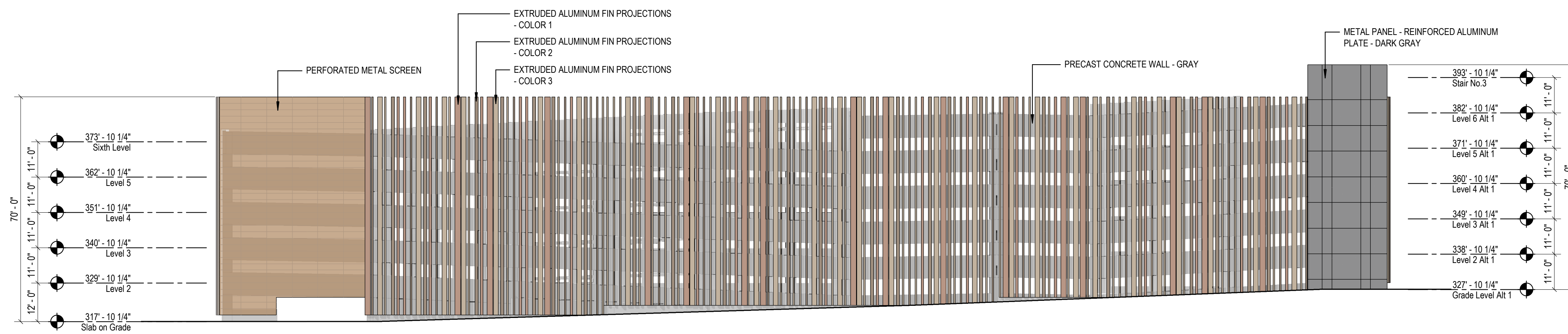
**3 PARKING STRUCTURE - NORTH ELEVATION**

3/64" = 1'-0"



**2 PARKING STRUCTURE - SOUTH ELEVATION**

3/64" = 1'-0"



**1 PARKING STRUCTURE - EAST ELEVATION**

3/64" = 1'-0"

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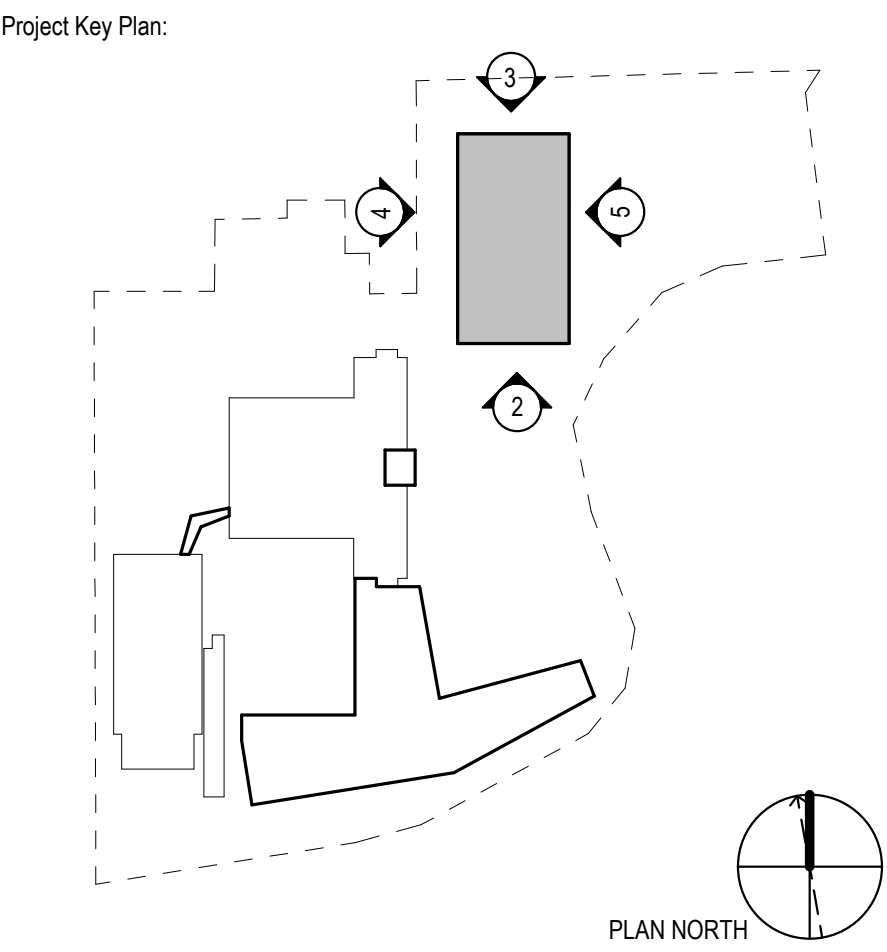
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Sheet Title  
**EXTERIOR ELEVATIONS**

Scale: AS NOTED  
 Date: 04/21/23  
 Project #: 23661-00  
 Dwg #:

**PGA-211** REV #

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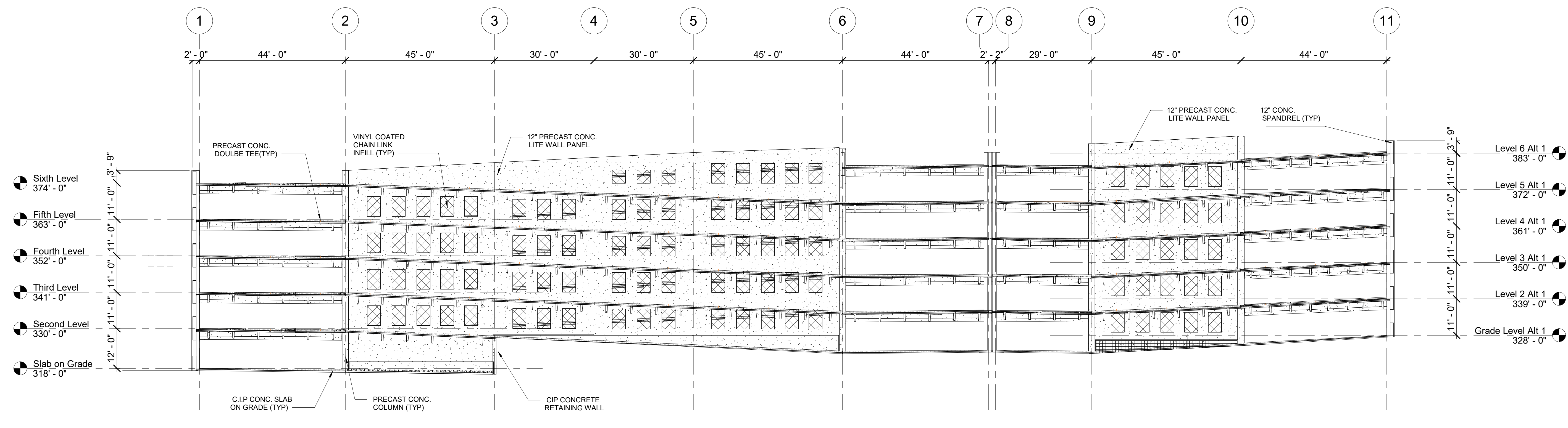
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**1 BUILDING SECTION**  
 PGA-311 SCALE: 1/16" = 1'-0"

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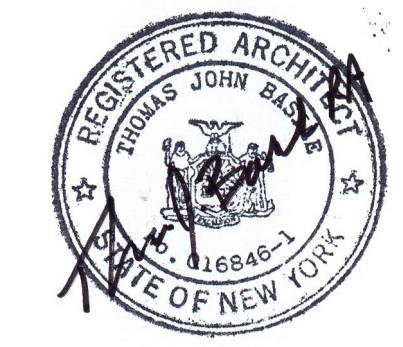
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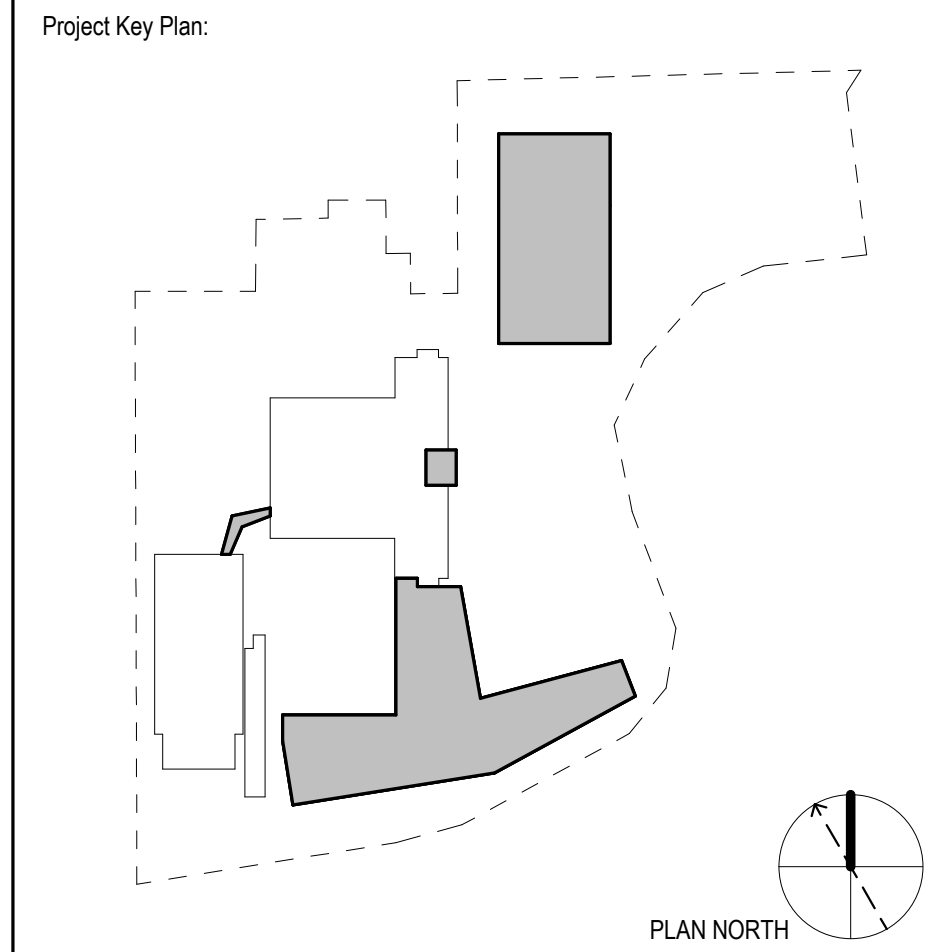
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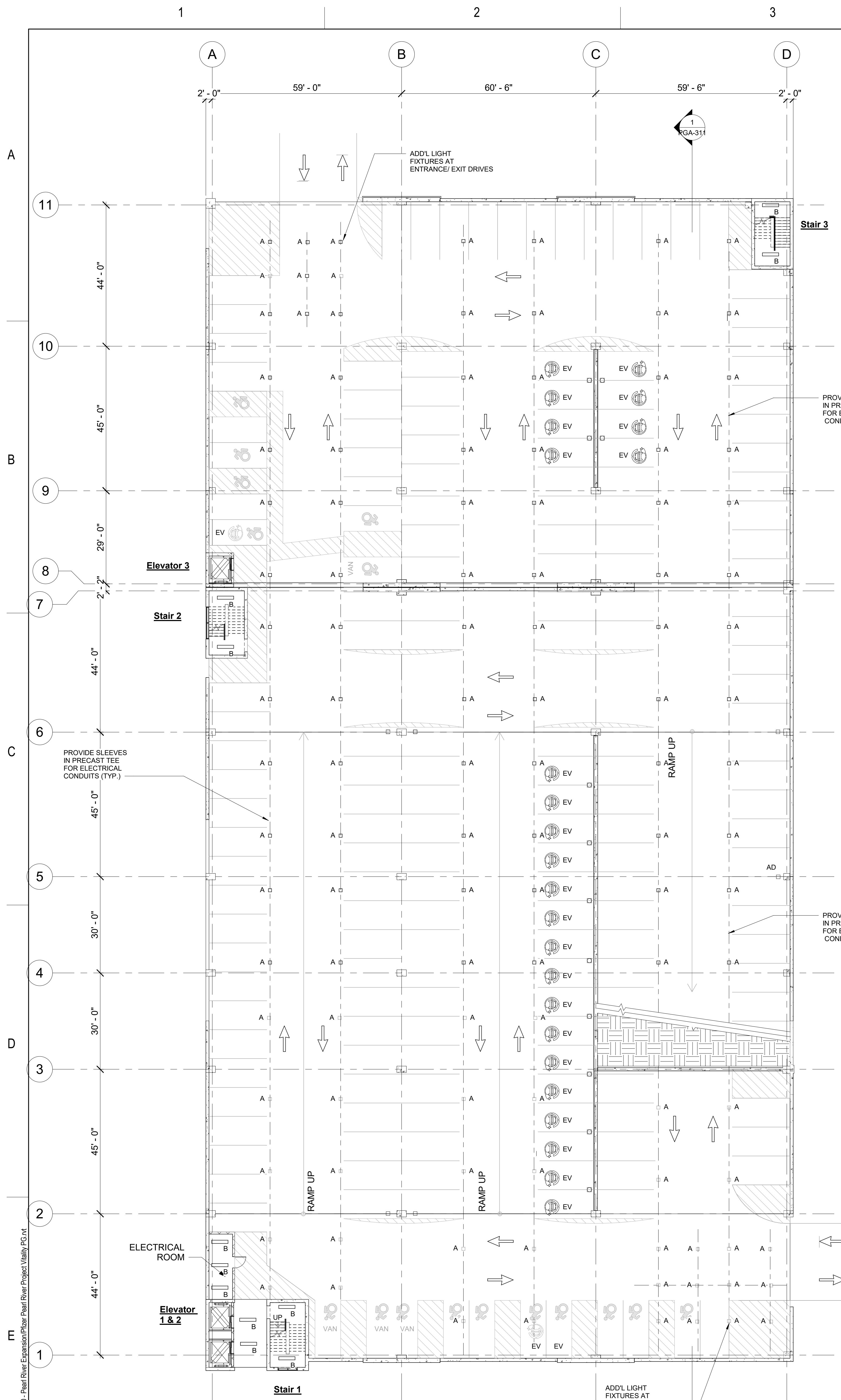
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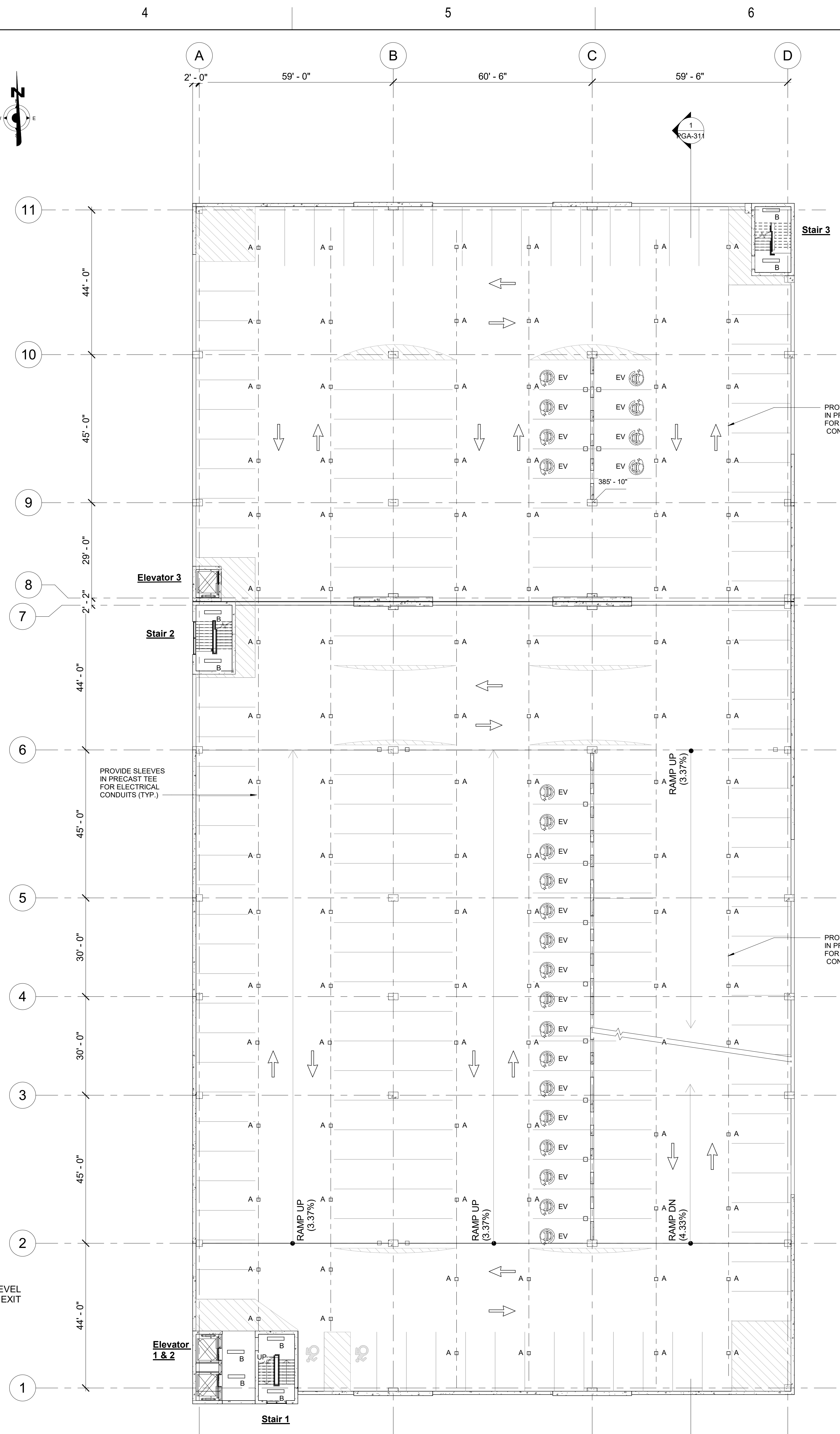
Sheet Title  
**Building Section-Planning Board**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	PGA-311
REV #:	



1 Grade Level Lighting Floor Plan  
PGL-111 SCALE: 1/16" = 1'-0"

- LEGEND**
- A □ LED PENDANT MOUNTED FIXTURE LITHONIA MODEL # DSXPG LED OR APPROVED EQUAL
  - B □ LED SURFACE MOUNTED FIXTURE LITHONIA OR APPROVED EQUAL



2 Typical Level Lighting Floor Plan  
PGL-111 SCALE: 1/16" = 1'-0"

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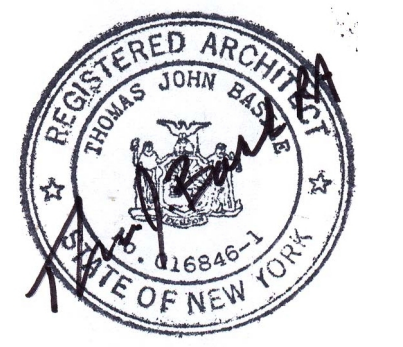
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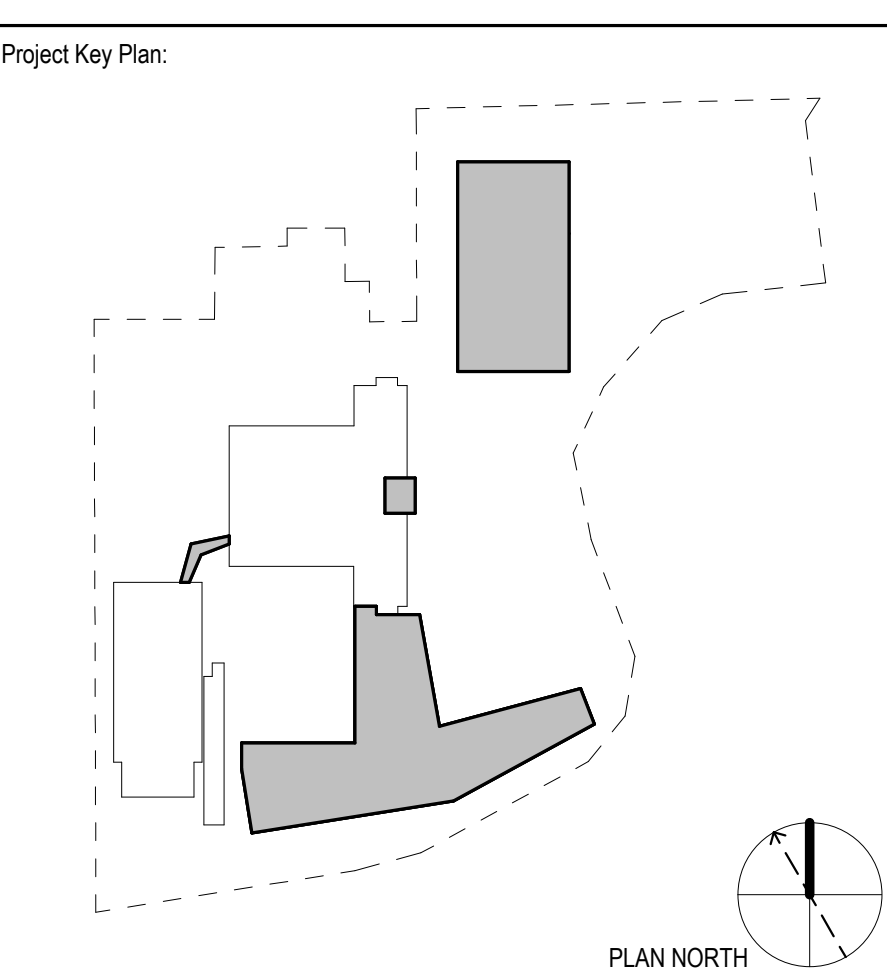
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Sheet Title  
**Grade & Typical Level Lighting Floor Plans-Planning Board**

Scale: AS NOTED  
Date: 04/21/23  
Project #: 23661-00  
Dwg #: PGL-111

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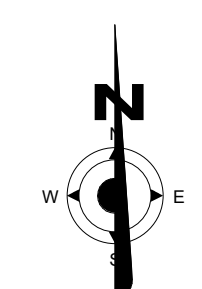
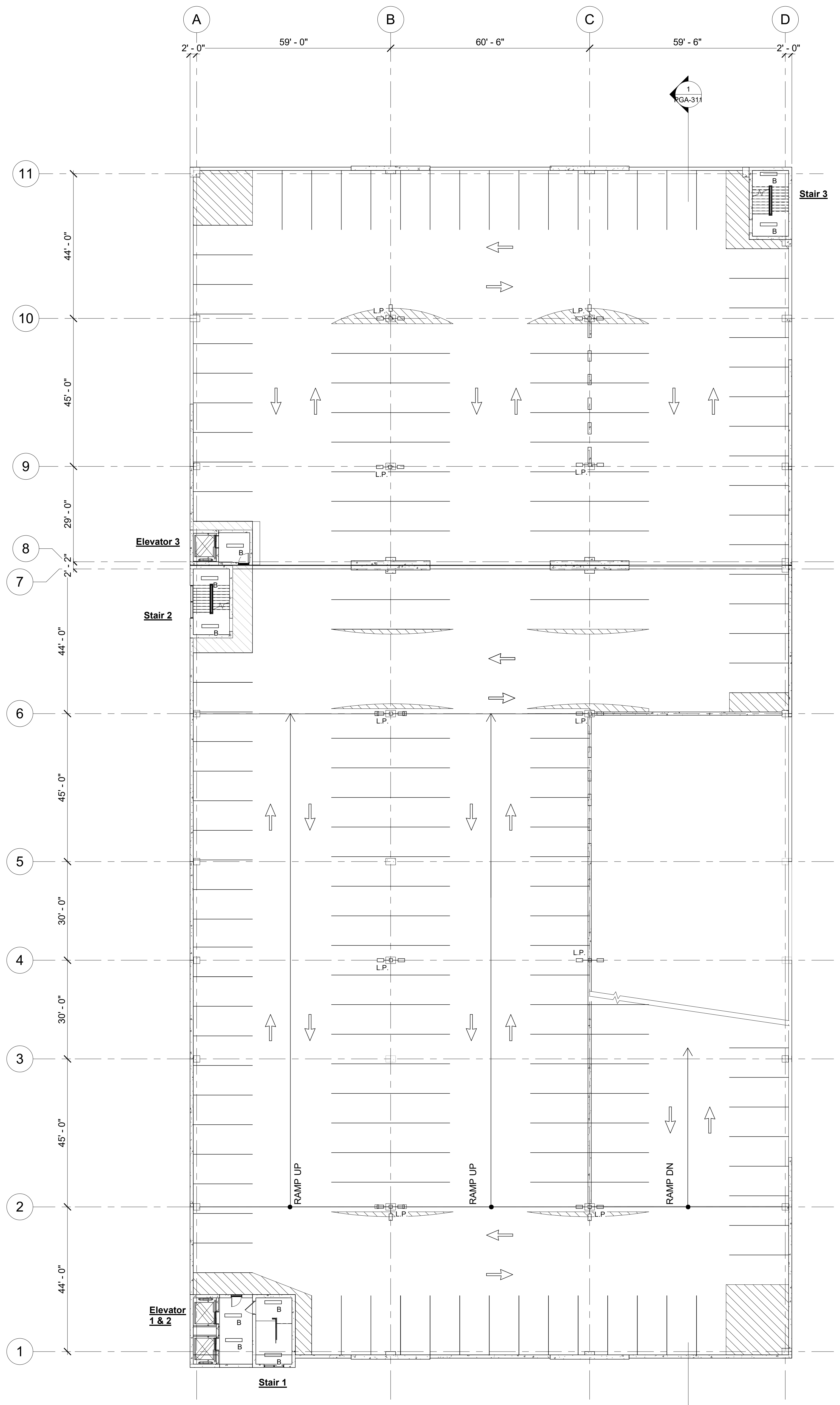
6

A

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D



1 Level 6 Lighting Floor Plan  
PGL-112 SCALE: 1/16" = 1'-0"

**LEGEND**

- A □ LED PENDANT MOUNTED FIXTURE LITHONIA MODEL # DSXPG LED OR APPROVED EQUAL
- B ▬ LED SURFACE MOUNTED FIXTURE LITHONIA OR APPROVED EQUAL
- L.P. □ 2 HEADED PARKING POLE- LITHONIA DSXO- LED- PS-40K OR APPROVED EQUAL
- L.P. 1 □ 2 HEADED PARKING POLE- LITHONIA DSXO- LED- PS-40K OR APPROVED EQUAL

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Flad.com

Civil Engineer  
**FUSS & O'NEILL**  
Fuss & O'Neill  
146 Hartford Road  
Manchester, CT 06040  
860.646.2469  
Fando.com

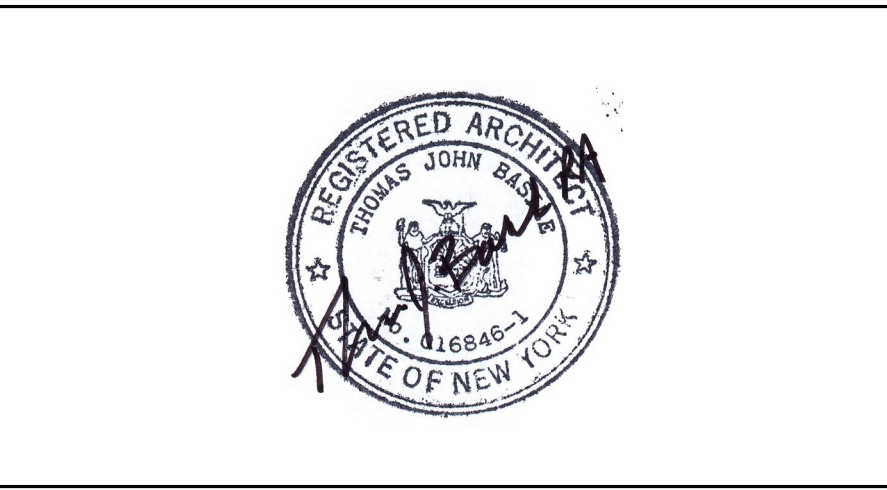
MEPP Engineer  
**WSP**  
WSP  
1 Pennsylvania Plaza  
New York, NY 10119  
Tel: 212-465-5000  
wsp.com

Structural Engineer  
**reuther+bowen**  
Engineering, Design, Construction Services  
Reuther + Bowen  
32 West 22nd St, 4th Floor  
New York, NY 10011  
646.801.3465  
Reutherbowen.com

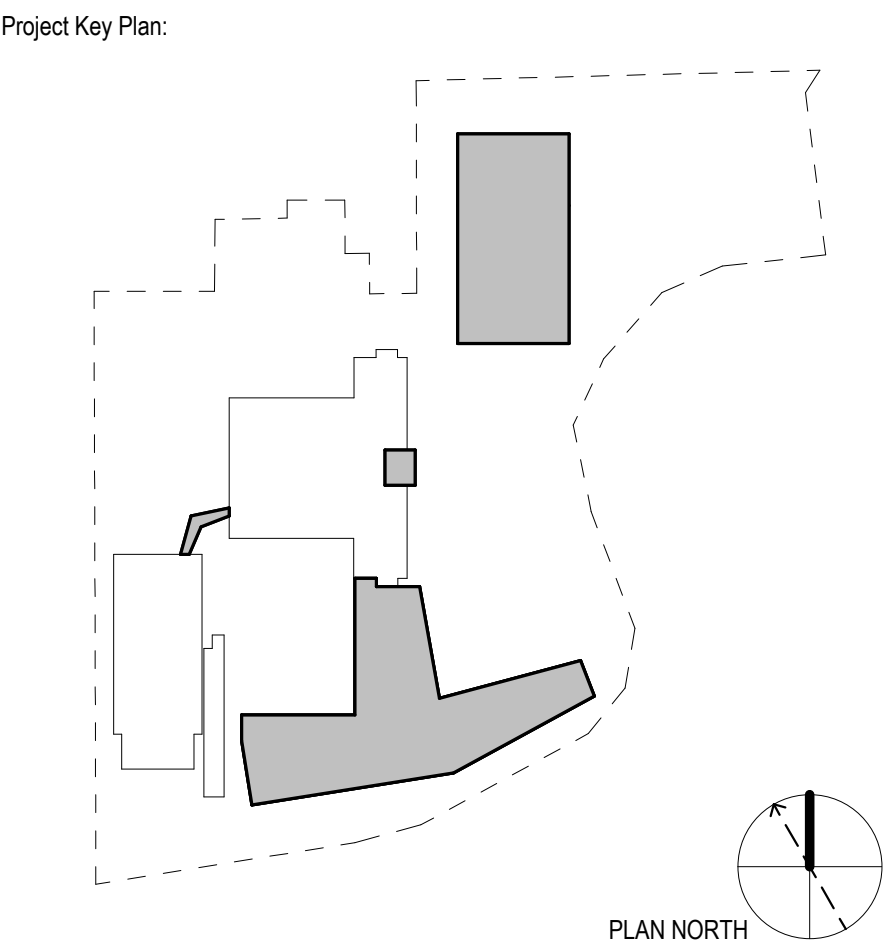
Parking Design  
**DESMAN**  
DESMAN  
Desman Design Management  
3 West 35th St, 3rd Floor  
New York, NY 10011  
212.686.5360  
Desman.com

Technology, AV & Acoustics  
**CERAMI**  
Cerami  
1001 Avenue of the Americas, 4th Floor  
New York, NY 10018  
212.370.1776

Architectural Lighting  
**SBLD studio**  
SBLD Studio  
132 West 29th St, 10th Floor  
New York, NY 10018  
212.391.4230



Project Name:  
**PFIZER PEARL RIVER  
Project Vitality**



Rev	Date	Description
01/06/2023		ORANGETOWN PLANNING BOARD SITE PLAN SUBMISSION
04/03/2023		ISSUED FOR PERMIT
04/21/2023		ORANGETOWN PLANNING BOARD APPLICATION

REVISIONS  
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**Pfizer** GLOBAL RESEARCH AND DEVELOPMENT

Sheet Title  
**Level 6 Lighting Floor Plan-Planning Board**

Scale:	AS NOTED
Date:	04/21/23
Project #:	23661-00
Dwg #:	PGL-112