

**LEGEND**

	CRUSHED STONE PATH
	CANOPY
	PROPOSED CONCRETE
	CANOPY SUPPORT POST
	TREELINE

- NOTES:**
1. THE CONTRACTOR SHALL ENSURE THAT REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
  2. THE CONTRACTOR SHALL NOT DIVERT FROM THE PROPOSED WORK IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY McLAREN.
  3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS OF CONSTRUCTION ACTIVITIES.

**LAND USE ZONING TABLE**

DISTRICT	COMMUNITY SHOPPING DISTRICT (CS)		
USE	LIBRARY		
GROUP	FF1		
DESCRIPTION	REQUIRED BY CODE	EXISTING	PROPOSED/PROVIDED
MINIMUM LOT AREA	1 ACRE	0.23 ACRES (EC)	N/C
MINIMUM LOT WIDTH	100 FT	49 FT (EC)	N/C
MINIMUM FRONT YARD	50 FT	0 FT (EC)	N/C
MINIMUM SIDE YARD	20 FT	0 FT	N/C
TOTAL SIDE YARD	35 FT	0 FT	N/C
MINIMUM REAR YARD	50 FT	123.63 FT	111.58 FT
MINIMUM STREET FRONTAGE	100 FT	49 FT	N/C
MAXIMUM BUILDING HEIGHT *	1 FT **	> 0 (EC)***	N/C
MAXIMUM FLOOR AREA RATIO	0.50	0.37	0.39

N/C - NO CHANGE  
 EC - EXISTING NON CONFORMITY  
 \* MAXIMUM HEIGHT IN FEET PER FOOT OF DISTANCE FROM FRONT LOT LINE.  
 \*\* MAX HEIGHT = DISTANCE FROM FRONT LOT LINE TO BUILDING EDGE IN FEET.  
 \*\*\* BUILDING EDGE LIES ON FRONT LOT LINE THEREFORE 0 FT OF HEIGHT IS PERMITTED.

**McLaren**  
 A DIVISION OF KCI  
 Engineering and Land Surveying P.C.  
 530 Chestnut Ridge Road  
 Woodcliff Lake, NJ 07677  
 T: 201.775.6000 www.kci.com

PROJECT  
**75 EAST CENTRAL AVENUE**  
**SITE IMPROVEMENTS**  
 HAMLET OF PEARL RIVER, TOWN OF ORANGETOWN, NEW YORK



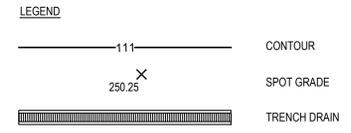
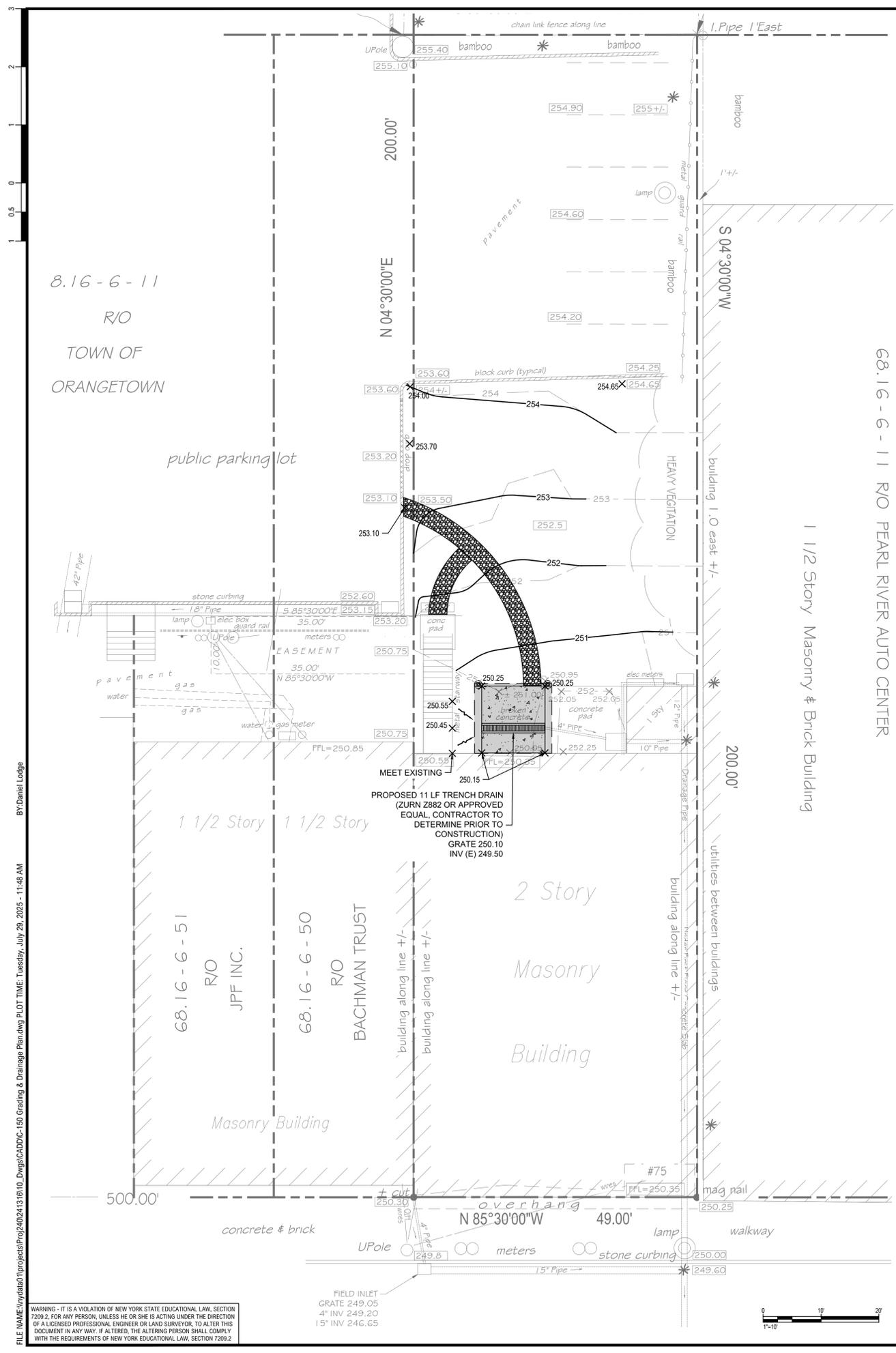
SEAL  
 SHEET TITLE  
**SITE PLAN**

PROJECT NO.	00045827
SCALE	AS SHOWN
DATE	07/29/2025
DRAWN BY	JTE/BJV/PF
CHECKED BY	MJK/JRR

DRAWING NO.  
**C-130**  
 3 OF 6 SHETS

FILE NAME: \\nydata01\projects\proj240241316\10\_Dwg\GADD\C-130\_Site\_Plan.dwg PLOT TIME: Tuesday, July 29, 2025 - 11:48 AM BY: Daniel Lodge

WARNING - IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2.



- NOTES:**
1. A MINIMUM 1.00% SLOPE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND NOTIFY MCLAREN IF THIS CONDITION CANNOT BE MET.
  2. CONTRACTOR SHALL FIELD VERIFY INVERT AT INLET IS FEASIBLE. IF NOT FEASIBLE, CONTRACTOR SHALL CONTACT MCLAREN ENGINEERING GROUP. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRAINAGE INFRASTRUCTURE AND REPAIR ACCORDINGLY.
  3. CONTRACTOR SHALL FIELD VERIFY THE PRESENCE OF ANY UTILITIES AND PROTECT THEM THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND REPAIR ACCORDINGLY.

8.16-6-11  
R/O  
TOWN OF  
ORANGETOWN

68.16-6-11 R/O PEARL RIVER AUTO CENTER

1 1/2 Story Masonry & Brick Building

1 1/2 Story Masonry Building

2 Story  
Masonry  
Building

68.16-6-51  
R/O  
JPF INC.

68.16-6-50  
R/O  
BACHMAN TRUST

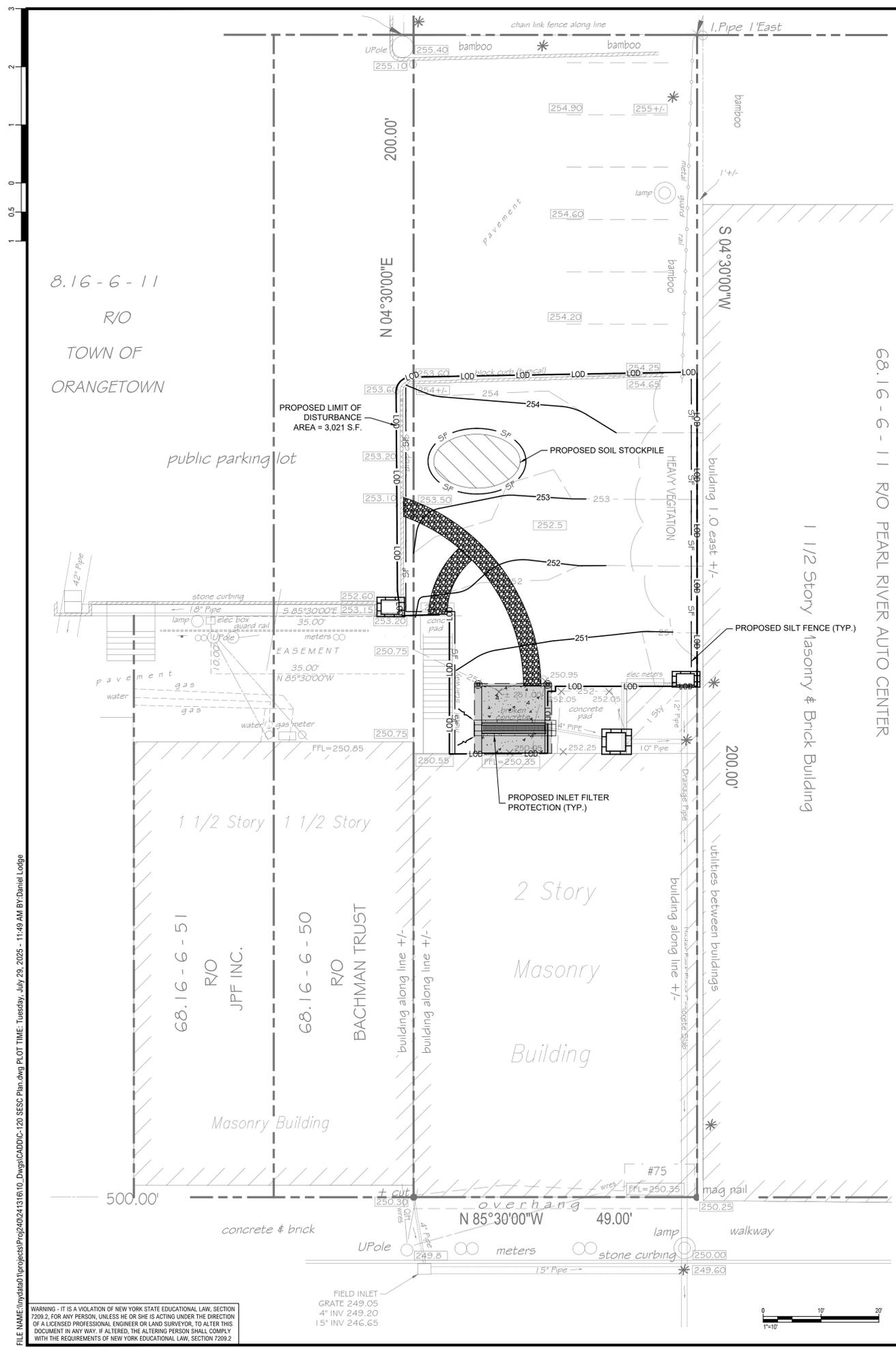
Masonry Building

FIELD INLET  
GRATE 249.05  
4" INV 249.20  
15" INV 246.65



FILE NAME: \\mvdad80\projects\proj240241316\10\_Dwg\CA\DD\C-150 Grading & Drainage Plan.dwg PLOT TIME: Tuesday, July 29, 2025 - 11:48 AM BY: Daniel Lodge

<p><b>McLaren</b> KCI A DIVISION OF KCI M. G. McLaren Engineering and Land Surveying P.C. 530 Chestnut Ridge Road Woodcliff Lake, NJ 07677 T: 201.775.6000 www.kci.com</p>	<p>PROJECT NO. 00045827</p> <p>SCALE AS SHOWN</p> <p>DATE 07/29/2025</p> <p>DRAWN BY JTE/BJV/PF</p> <p>CHECKED BY MJK/JRR</p> <p>DRAWING NO. <b>C-150</b></p> <p>4 OF 6 SHETS</p>
<p>75 EAST CENTRAL AVENUE SITE IMPROVEMENTS</p> <p>HAMLET OF PEARL RIVER, TOWN OF ORANGETOWN, NEW YORK</p>	<p>GRADING &amp; DRAINAGE PLAN</p>



LEGEND

	LOD	LOD	LIMIT OF DISTURBANCE
	SF	SF	SILT FENCE
			INLET PROTECTION
			SOIL STOCKPILE

- NOTES:
1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
  2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW YORK.
  3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
  4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
  5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW YORK STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW YORK STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
  6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
  7. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
  8. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
  9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
  10. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
  11. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
  12. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPIILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL PILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
  13. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW YORK STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW YORK STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
  14. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
  15. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW YORK STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
  16. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
  17. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMEN AND IN ACCORDANCE WITH THE NEW YORK STANDARDS.
  18. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPE PLAN.
  19. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE INSPECTOR.

8.16-6-11  
R/O  
TOWN OF  
ORANGETOWN

68.16-6-11 R/O PEARL RIVER AUTO CENTER

public parking lot

PROPOSED LIMIT OF DISTURBANCE AREA = 3,021 S.F.

PROPOSED SOIL STOCKPILE

PROPOSED SILT FENCE (TYP.)

PROPOSED INLET FILTER PROTECTION (TYP.)

1 1/2 Story Masonry Building

2 Story Masonry Building

68.16-6-51 R/O JPF INC.

68.16-6-50 R/O BACHMAN TRUST

Masonry Building

Masonry Building

1 1/2 Story Masonry & Brick Building

FILE NAME: \\nydata01\projects\proj240241316\10\_Dwg\SCAD\DC-120\_SESC\_Plan.dwg PLOT TIME: Tuesday, July 29, 2025 - 11:49 AM BY: Daniel Lodge

WARNING - IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2.



PROJECT NO.	00045827
SCALE	AS SHOWN
DATE	07/29/2025
DRAWN BY	JTE/BJV/PF
CHECKED BY	MJK/JRR
DRAWING NO.	C-120

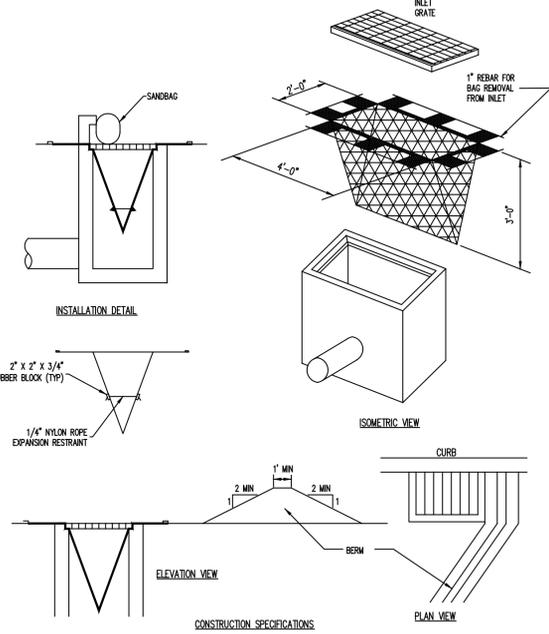
5 OF 6 SHEETS

PROJECT: 75 EAST CENTRAL AVENUE SITE IMPROVEMENTS  
HAMLLET OF PEARL RIVER, TOWN OF ORANGETOWN, NEW YORK

SEAL: STATE OF NEW YORK, JAMES R. ROMEO, 094470, PROFESSIONAL ENGINEER

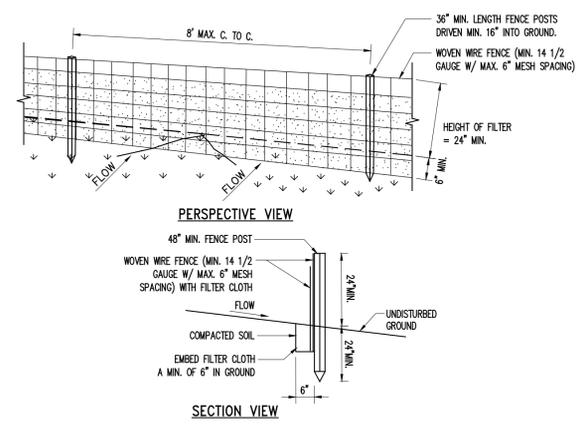
MCLAREN KCI A DIVISION OF KCI  
M. G. McLaren Engineering and Land Surveying P.C.  
530 Chestnut Ridge Road  
Woodcliff Lake, NJ 07677  
T: 201.775.6000 www.kci.com

FILE NAME: \\mclaren\projects\2024\24136\10\_Dwg\CA000-C-500 Details.dwg PLOT TIME: Tuesday, July 23, 2025 - 11:49 AM BY: Daniel Lodge



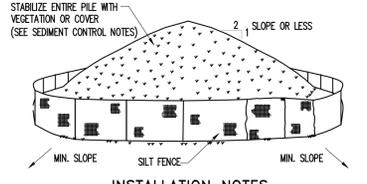
- CONSTRUCTION SPECIFICATIONS**
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
  - INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.
  - EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED.
  - SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
  - DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

**A** **INLET PROTECTION** N.T.S.



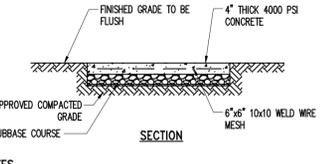
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAID 1100, STABURKA 1140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**B** **SILT FENCE** N.T.S.



- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAMBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  - SEE DETAIL ON THIS DRAWING FOR INSTALLATION OF SILT FENCE.

**C** **SOIL STOCKPILING** N.T.S.



- NOTES**
- MINIMUM CROSS SLOPE 1/8" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.

**D** **CONCRETE PAD** N.T.S.

1-877-903-7246 **TRENCH DRAIN SUPPLY** www.trenchdrainsupply.com

**Number** Z882 Channel and Frame  
**Series** CPZ882 HDPE Channel Z882 Serie

**ENGINEERING SPECIFICATION: ZURN Z882**  
Channels shall be 12 [305] long, 11 [280] wide reveal and have a 9-1/4 [235] throat. Modular channel sections shall be made of 100% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12 [305]. Channels shall weigh less than 5.50 lbs. (2.28kg) per linear foot, have a smooth 1 [17] recessed self-cleaning bottom with a Manning's coefficient of 0.009 and 1/4" or neutral 0% built in slope. Channels shall have rear clips standard to secure trench in the final location. Clips are provided with standard HDPE gaskets that lock down to frame. Zurn 12 [305] wide reveal ductile iron slotted grate conforming to ASTM specification A536-04, Grade 60-55-02. Ductile iron grate is rated class C per the DIN EN 12183 top load classifications. Supplied in 24 [609] nominal lengths with 12 [305] wide slots, and 1-1/2 [38] opening depth. Grates have an open area of 86.7 in<sup>2</sup> per ft. (2.0 m<sup>2</sup> per meter). The 18 [457] thick Heavy-Duty Custom Steel Frame Assembly conforms to ASTM specification A36 with 10 - 1 [102] long concrete anchors per 96 [2438] Grate load-down bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames shall be produced in the U.S.A.

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	(gpm)	(lps)
8201	6.25 [159]	7.25 [184]	1.241	557	35
8202	7.25 [184]	8.25 [210]	1.725	774	49
8203	8.25 [210]	9.25 [235]	2.225	999	63
8203N	9.25 [235]	9.25 [235]	-	-	-
8204	9.25 [235]	10.25 [260]	2.745	1232	78
8205	10.25 [260]	11.25 [286]	3.271	1468	93
8206	11.25 [286]	12.25 [311]	3.806	1708	108
8206N	12.25 [311]	12.25 [311]	-	-	-
8207	12.25 [311]	13.25 [337]	4.347	1951	123
8208	13.25 [337]	14.25 [362]	4.893	2195	139
8209	14.25 [362]	15.25 [387]	5.443	2443	155
8209N	15.25 [387]	15.25 [387]	-	-	-
8210	15.25 [387]	16.25 [413]	5.996	2691	170
8211	16.25 [413]	17.25 [438]	6.551	2940	186
8212	17.25 [438]	18.25 [464]	7.106	3189	202

**Manufacturer** **ZURN**

DISCLAIMER - The customer and the customer's architect, engineer, consultant, and other professionals are completely responsible for the selection, installation and maintenance of any product purchased from Trench Drain Supply and/or its manufacturer. TRENCH DRAIN SUPPLY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE SUITABILITY, DESIGN, MERCHANTABILITY, OR FITNESS OF THE PRODUCT FOR CUSTOMERS APPLICATION. The drawing and information provided remain the property and copyright of the manufacturer listed. The manufacturer or its right to modify specifications without notice.

Network Corporation T/A Trench Drain Supply • 5621 Raby Rd • Norfolk, Virginia 23502 • Phone 877-903-7246 • Fax 757-509-6208 • All Rights Reserved.

1-877-903-7246 **TRENCH DRAIN SUPPLY** www.trenchdrainsupply.com

**Number** Z882 U6 6" Bottom Outlet  
**Series** CPZ882 HDPE Endcaps Z882 Serie

**ENGINEERING SPECIFICATION: ZURN Z882-U6**  
6 [152] Non-Hub Bottom Outlet for 12 [305] wide Trench Drainage System. Outlet is made of 1/4 [6] thick HDPE and is designed for No-Hub applications using an adapter (Supplied by other).  
\*Until to be cut in field per channel depth.

Please Check	Item No.	Part Number	Item I.D.
<input checked="" type="checkbox"/>	6	62206-002	P882-U6

**Manufacturer** **ZURN**

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1-877-903-7246 **TRENCH DRAIN SUPPLY** www.trenchdrainsupply.com

**Number** 84225  
**Series** Z882-DGC C Class Ductile Iron Grate P12-DGC

**Specification**  
The Zurn P12-DGC Slotted Grate, Ductile Iron, is 11-1/4 inches wide by 24 inches long, weighing 14.7 lbs per linear foot. The grate has an open area of 86.7 square inches per linear foot, DIN Rating of C, ANSI Rating of Heavy-Duty, H-20 Load Rated. Supplied by Trench Drain Supply.

DGC - Ductile Iron	
Material:	Ductile Iron
DIN Rating:	Class C
Weight:	14.7 lbs/ft.
Open Area:	86.7 in <sup>2</sup> /ft.
ANSI Rating:	Heavy-Duty
Application:	Vehicle & Truck
Slot Width/Hole Size:	63/64"
ADA:	No
H-20:	Yes
FAA:	No

**Manufacturer** **ZURN**

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**E** **TRENCH DRAIN** N.T.S.

**McLaren**  
KCI A DIVISION OF KCI  
M. G. McLaren Engineering and Land Surveying P.C.  
530 Chestnut Ridge Road  
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PROJECT: 75 EAST CENTRAL AVENUE SITE IMPROVEMENTS  
HAMLLET OF PEARL RIVER, TOWN OF ORANGETOWN, NEW YORK

PROJECT NO: 00045827  
SCALE: AS SHOWN  
DATE: 07/29/2025  
DRAWN BY: JTE/BJV/PF  
CHECKED BY: MJK/JRR  
DRAWING NO: C-500

6 OF 6 SHEETS

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