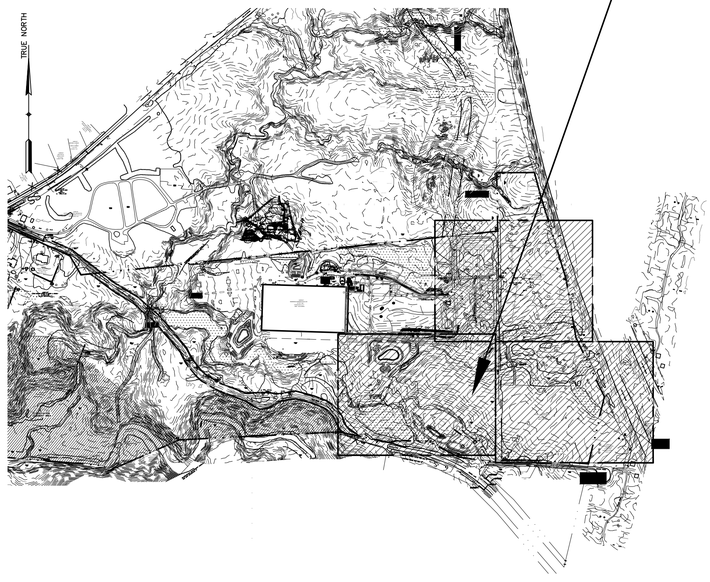
REGENERON PHARMACEUTICALS, INC
TEMPEL LANE CAMPUS,
BUILDING 27, BUILDING 47,SUBSTATION



SITE PLAN
SCALE: 1"=500'



SITE LOCATION MAP
SCALE: 1"=500'

ZONING DATA

	SUBSTATION	PROPOSED BUILDING B27 / 47	REQUIRED
ZONING DISTRICT: CORPORATE OFFICE / REGIONAL COMMERCIAL			
LOT AREA (Acres) (SEE NOTE #1)	130.71	130.71	5
LOT WIDTH (FT)			400
MINIMUM YARD DIMENSION			
FRONT (FT)	180	180	25
SIDE (FT)	80	200	12
REAR (FT)	500+	500+	25
MAXIMUM BUILDING COVERAGE (%)	0.65%	7.00%	35%
WAREHOUSE (TWO STORY) (SF)			
MANUFACTURING (TWO STORY) (B17) (SF)	0		
LAB /OFFICE BUILDING/CAFETERIA (FOUR STORY)		65,516	
PARKING GARAGE (FIVE STORY)		59,156	
MAXIMUM BUILDING HEIGHT (FT)	50	68	50 (varience)
MINIMUM NUMBER OF OFF-STREET PARKING SPACES			1405 TO 1635
LAB /OFFICE CAFETERIA BUILDING B27 (1,050 EMPLOYEES)			960 (ONE PARKING SPACE PER 250SF) (240,000 gsf) 1,050 EMPLOYEES
PARKING GARAGE		1039	1020 PARKING GARAGE AND 19 SURFACE

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5047s	TRANSMISSION SYSTEM PLAN

SITE PLAN APPROVAL BY PLANNING BOARD
TOWN OF EAST GREENBUSH, NEWYORK
CONDITIONS OR MODIFICATIONS _____

DATED _____
APPROVED BY _____
CHAIRMAN

APPLICANT:

REGENERON
PHARMACEUTICALS, INC.
81 COLUMBIA TURNPIKE
RENSSELAER, NY 12144

ENGINEER:

JACOBS
THREE TOWER BRIDGE
TWO ASH STREET. SUITE 3000
CONSHOHOCKEN, PA. 19428

ARCHITECT:

JACOBS
THREE TOWER BRIDGE
TWO ASH STREET. SUITE 3000
CONSHOHOCKEN, PA. 19428

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REGENERON
Regeneron Pharmaceuticals, Inc.
81 Columbia Turnpike
Rensselaer, NY 12144

COVER SHEET

Drawing No. **27-G-0000-D-1**
Old Drawing No.

Scale: AS NOTED | Bldg.: | File No.: **27-G-0000-D-1.DWG** | Date: 21/12/2018 | Revision: **E** | Sheet:

GENERAL NOTES

1. EXISTING CONDITIONS AND TOPOGRAPHIC DATA IS PROVIDED FROM A NUMBER OF SOURCES INCLUDING: TOPOGRAPHIC SURVEY PREPARED BY MASTER CONSULTING P.A. AND DATED 9.15.2016; PHASE ONE AS BUILT RECORDS; INFORMATION PROVIDED BY REGENERON. NO GUARANTEE IS IMPLIED THAT THE INFORMATION SHOWN IS COMPLETE OR ACCURATE.
2. FEMA SPECIAL FLOOD HAZARD ZONE GRAPHICALLY PLOTTED FROM COMMUNITY-PANEL NO. 3611330004A BEARING AN EFFECTIVE DATE OF MARCH 18, 1980.
3. UNDERGROUND UTILITIES WERE COMPILED FROM ON SITE SURVEY AND AVAILABLE UTILITY DRAWINGS PROVIDED BY REGENERON AND ARE APPROXIMATE ONLY. NO GUARANTEE IS IMPLIED THAT THE UTILITIES SHOWN ARE IN THE LOCATIONS INDICATED OR THAT THE INFORMATION SHOWN IS COMPLETE OR ACCURATE. BEFORE CONSTRUCTION CALL "DIG SAFE" AT 1-888-DIG-SAFE. CONTRACTOR TO LOCATE THE EXISTING UNDERGROUND UTILITIES WITH GROUND PENETRATING RADAR SURVEYS PRIOR TO EXCAVATION. THE CONTRACTORS IS RESPONSIBILITY TO CONFIRM THE LOCATIONS AND DEPTH OF EXISTING UTILITIES AND TO COORDINATE ALL WORK WITH THE OWNERS REPRESENTATIVE.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HERON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF FIELD LOCATIONS AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-DIG-SAFE.
5. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES THAT IS ADJACENT TO WORK. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY DAMAGE TO EXISTING UTILITIES OR UTILITY STRUCTURES CAUSED BY THE CONTRACTOR.
6. CONTRACTOR IS TO REFERENCE DEWATERING AND EROSION AND SEDIMENTATION CONTROL NOTES INCLUDED IN THE SWPPP
7. ANY WORTK OUTSIDE THE LIMITS OF DISTURBANCE WILL REQUIRE APPROVAL BY NYSOPRHP PRIOR TO COMMENCING WORK BEYONE LIMITS INDICATED.
8. ALL PROPOSED WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND MEET OR EXCEED TOWN OF EAST GREENBUSH STANDARDS
9. CONTRACTOR SHALL SCHEDULE A MEETING WITH SUBCONTRACTORS, DESIGN ENGINEER & OWNER'S SAFETY REPRESENTATIVE TO REVIEW ROLES / RESPONSIBILITIES; EXPECTED SUBMITTALS; ANY PERMITS THAT MAY NEED TO BE OBTAINED; AND OUTLINE THE COORDINATION WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL COMPLY WITH ALL OF THE CONDITIONS IDENTIFIED IN APPLICABLE PERMITS AND SPECIFICALLY THOSE IDENTIFIED IN THE CONDITIONS OF APPROVAL GRANTED BY EAST EAST GREENBUSH, CONSERVATION COMMISSION, PLANNING BOARD AND/OR OWNERS REPRESENTATIVE.
11. ALL CONSTRUCTION STONE SURFACE AREAS ARE TEMPORARY, AND SHALL BE RESTORED TO GRASS SURFACE CONDITIONS WITHIN 6 MONTH OF PROJECT COMPLETION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TOPSOIL, TREES AND ROOT SYSTEMS, DESIGNATED BE DEMOLISHED.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO THE BEGINNING OF WORK.
3. SELECTIVE UTILITIES/STRUCTURES WITHIN LIMIT OF WORK SHALL BE REMOVED AS NOTED. THE CONTRACTOR WILL VERIFY THAT ANY UTILITY TO BE REMOVED IS NOT IN ACTIVE SERVICE.
4. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL SAFETY MEASURES TO INSURE THE PROTECTION OF THE PUBLIC FROM HARM, AS DEEMED NECESSARY BY THE TOWN, OWNER AND ENGINEER. THIS INCLUDES MAINTAINING SECURITY OF SITE FENCE AND GATE(S) DURING WORK AND NON-WORK HOURS.
6. DAMAGE OF PROPERTY BEYOND THE WORK LIMITS CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SUBJECT TO APPROVAL BY THE OWNER.
7. ANY ITEM TO BE REUSED ON SITE WILL BE STOCKPILED IN AREAS APPROVED BY THE OWNER AND/OR CONSTRUCTION MANAGER. ALL STOCKPILES WILL BE PROTECTED WITH SEDIMENT AND EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS, ELECTRONIC FORMAT (CURRENT AUTOCAD DRAWING) OF THE COMPLETED CONTRACT IN ACCORDANCE WITH THE BID DOCUMENTS.
9. PROTECT OR REMOVE/REPLANT ALL EXISTING LANDSCAPING MATERIALS NOT DESIGNATED FOR DEMOLITION DISTURBED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY ACCESS PLAN FOR EXISTING BUILDINGS TO REMAIN DURING DEMOLITION/CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRASH RECEPTACLES AND SERVICES AS NECESSARY TO KEEP THE SITE FREE FROM TRASH AND DEBRIS AT ALL TIMES.
12. THE CONTRACTOR SHALL INSURE THAT ALL TRAFFIC IS MAINTAINED THROUGHOUT CONSTRUCTION AND THAT FLAGGERS AND POLICE DETAILS ARE EMPLOYED AS NECESSARY TO KEEP TRAFFIC AT A MINIMUM IN PUBLIC STREETS.
13. THE CONTRACTOR SHALL INSTALL ALL TEMPORARY SEDIMENT AND EROSION CONTROL INFRASTRUCTURE AS IDENTIFIED IN THE PROJECT SWPPP PLANS IN ACCORDANCE WITH THE EXISTING PERMIT.
14. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIALS, IF NOT REUSED, OFF THE SITE IN A LEGAL MANNER.
15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AN EXISTING UTILITY IS ENCOUNTERED THAT IS NOT SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR REMOVING CONSTRUCTION TRAILER PRIOR TO COMPLETION OF WORK

EXISTING LEGEND

- STONE WALL
- NF — NOW OR FORMERLY OF
- DRAIN MANHOLE
- CATCH BASIN AND DRAINAGE PIPE
- 180 — EXISTING MAJOR CONTOUR
- 182 — EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- EXISTING TREE/BRUSH LINE
- EXISTING TREE
- S — EXISTING SEWER MANHOLE & SEWER MAIN
- 6" SS FM — EXISTING 6" SANITARY SEWER FORCE MAIN
- 2" SS FM — EXISTING 2" SANITARY SEWER FORCE MAIN
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRICAL
- E — EXISTING ELECTRICAL MANHOLE
- C — EXISTING COMMUNICATIONS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN & GATE VALVE
- WETLANDS
- W — EXISTING WATER LINE
- EXISTING STREET/PARKING LIGHT
- EXISTING EDGE OF PAVEMENT WITH CURB
- EXISTING GUARD RAIL
- EXISTING RIP RAP
- P — EXISTING CAMERA

Table 5.3 Soil Restoration Requirements

Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only - no change in grade	HSG A &B	HSG C&D	Protect area from any ongoing construction activities.
	apply 6 inches of topsoil	Aerate* and apply 6 inches of topsoil	
Areas of cut or fill	HSG A &B	HSG C & D	
	Aerate and apply 6 inches of topsoil	Apply full Soil Restoration **	
Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (de-compaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

*Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

** Per "Deep Ripping and De-compaction, DEC 2008".

PROPOSED LEGEND

- NEW BUILDING FOOTPRINT
- NEW U/G PIPE (SEE BELOW FOR TYPE)
  - 123 LF 18" RCP @ 0.75%
  - SLOPE OF PIPE AS A %
  - PIPING MATERIAL
  - PIPE SIZE (DIAMETER)
  - LENGTH OF PIPE (FEET)
- FOUNDATION DRAINAGE PIPE (NON-SLOPED)
- NEW STORM MANHOLE
- NEW STORMWATER INLET
- CO — NEW CLEAN OUT
- FES — FLARED END SECTION
- FLOW LINE
- 215 — PROPOSED MAJOR CONTOUR
- 214 — PROPOSED MINOR CONTOUR
- 161.5^X — PROPOSED SPOT ELEVATION, FT.
- R1-1 — NEW SIGN
- NEW VALVE
- NEW POST INDICATOR VALVE
- NEW FIRE HYDRANT
- NEW LIGHT POLE
- NFP — NEW FIRE PROTECTION PIPE
- NPOTW — NEW POTABLE WATER PIPE
- NEW GAS PIPE
- NSAN — NEW SANITARY SEWER PIPE
- NEW STORM SEWER PIPE
- NEW EDGE OF ROAD WITH CURB
- NEW CONCRETE DEPRESSED CURB
- EXISTING UTILITIES TO BE DEMOLISHED/ RELOCATED
- LD — LIMIT OF DISTURBANCE
- NEW GUARD RAIL

ABBREVIATIONS

RCP	REINFORCED CONCRETE PIPE	EMH	ELECTRICAL MANHOLE
PVC	POLYVINYL CHLORIDE PIPE	U.N.O.	UNLESS NOTED OTHERWISE
DIP	DUCTILE IRON PIPE (CEMENT LINED)	CB	CATCH BASIN
CISP	CAST IRON SOIL PIPE	FRP	FIBERGLASS REINFORCED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	V.I.F.	VERIFY IN FIELD
R.O.W.	RIGHT OF WAY	A.C.	ASPHALT CONCRETE
POTW	POTABLE/CITY WATER	F.F.E.	FINISHED FLOOR ELEVATION
NG	NATURAL GAS	EL.	ELEVATION
H.P.	HIGH POINT	MH	MANHOLE
L.P.	LOW POINT	SMH	SANITARY MANHOLE
T.G./GR	TOP OF GRATE	SAN	SANITARY
FOC	FACE OF CURB	CONC.	CONCRETE
FOB	FACE OF BUILDING	SS	STORM DRAIN
I.E./INV./I	INVERT ELEVATION	FW	FIRE WATER
BOP	BOTTOM OF PIPE ELEVATION	FH	FIRE HYDRANT
POB	POINT OF BEGINNING	C.O.	CLEAN OUT
POE	POINT OF END	LW	LAB WASTE
PC	POINT OF CURVATURE	T.E.	TOP ELEVATION
PI	POINT OF INTERSECTION	BC	BOTTOM OF CURB ELEVATION
PT	POINT OF TANGENCY	TC	TOP OF CURB ELEVATION
RAD. PT.	RADIUS POINT	A/G	ABOVE GRADE
R	RADIUS	U/G	UNDER GROUND
C	COORD. LENGTH	CMP	CORRUGATED METAL PIPE
O	MID ORDINATE	TYP.	TYPICAL
L	CURVE LENGTH	RIM	RIM ELEVATION
T	TANGENT LENGTH	FD	FLOOR DRAIN
DELTA	DELTA	GR	GRATE ELEVATION
DC	DEGREE OF CURVATURE	LOD	LIMIT OF DISTURBANCE
FG	FINAL GRADE		
EG	EXISTING GRADE		
GW	FOUNDATION DRAIN		
CC	CONCRETE CURB		
BB	BITUMINOUS BERM		
T.O.C.	TOP OF CONCRETE		

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BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED
SEE FIRST SHEET FOR DATE & SIGNATURE

Rev #	Date:	Description	Drawn By:	Rev #	Date:	Description	Drawn By:
A	17 Jan 2019	Issued for Permit	AJW				
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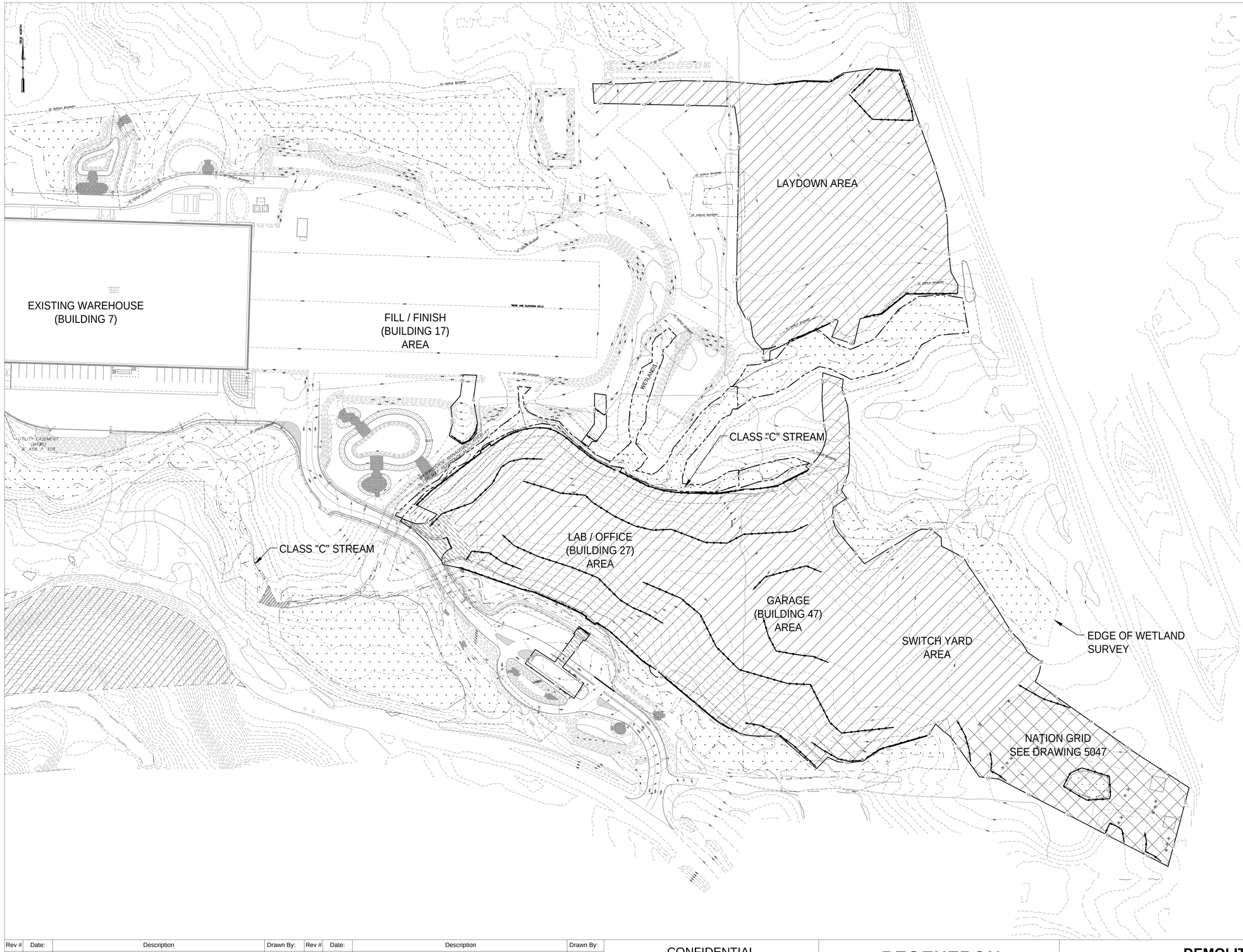
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Regeneron Pharmaceuticals, Inc.
81 Columbia Turnpike
Rensselaer, NY 12144

GENERAL NOTES

Drawing No. **27-G-0000-D-2**
Old Drawing No.

Scale: AS NOTED | Bldg.: | File No.: **27-G-0000-D-2.DWG** | Date: 9/11/2018 | Revision: **E** | Sheet:





KEY PLAN
SCALE: 1"=600'

NOTES:

1. FOR GENERAL NOTES AND LEGEND SEE DWG. 27-G-0000-D-2.
2. NO CONSTRUCTION AND EQUIPMENT SHALL ENTER DESIGNATED WETLANDS AND STREAMS

LD — LIMIT OF DISTURBANCE

WALL AND ASPHALT REMOVAL

DISTURBANCE LIMITS

TREE CUTTING ONLY LIMITS

0 50' 100' 200'
1"=100'-0"

Planning Board-Town of East Greenbush
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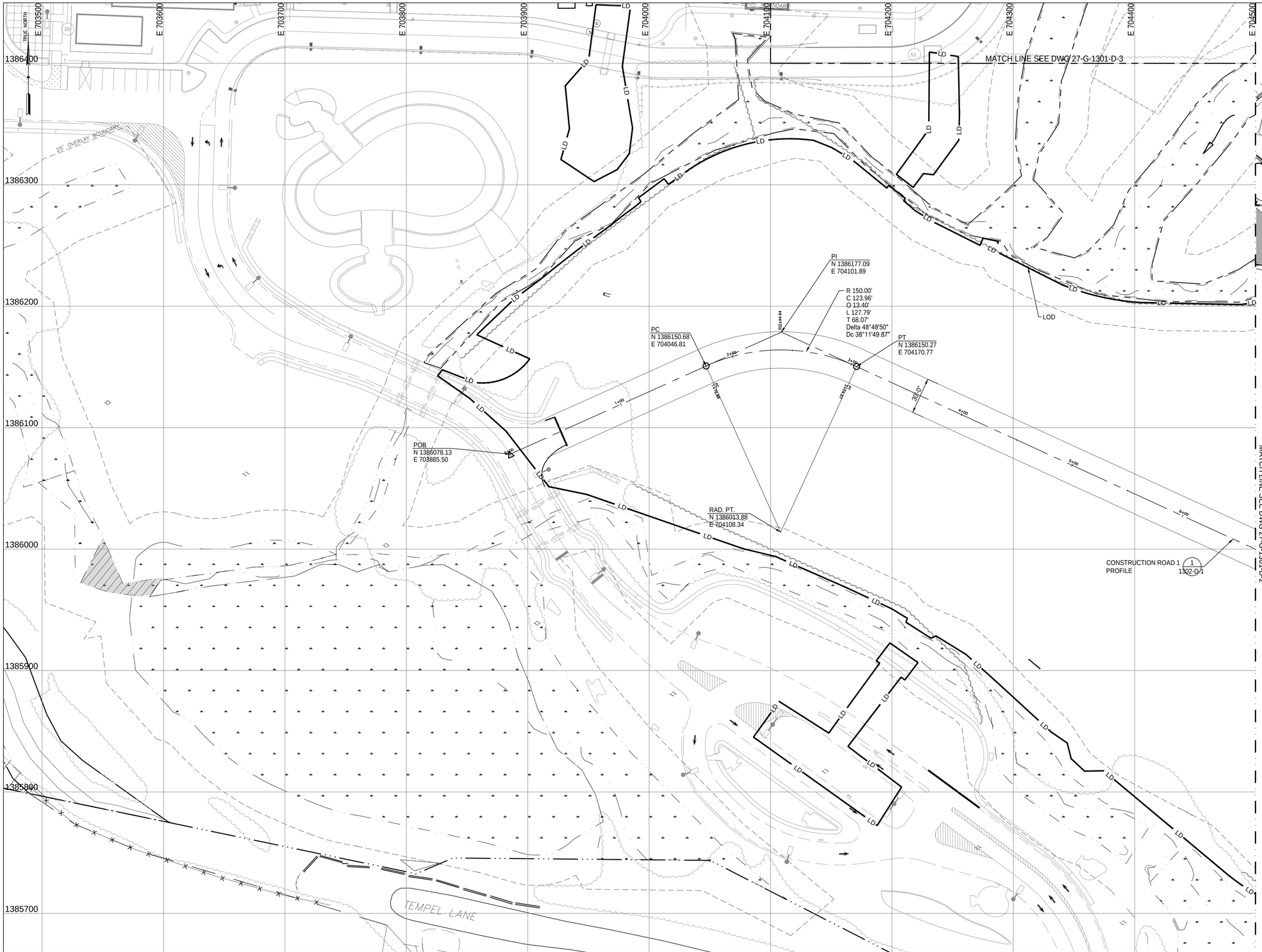
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Regeneron Pharmaceuticals, Inc.
81 Columbia Turnpike
Rensselaer, NY 12144

DEMOLITION PLAN

Drawing No. **27-G-1001-D-1**

Old Drawing No.

Scale: 1"=100' | Bldg.: | File No.: **27-G-1001-D-1.DWG** | Date: 3/4/2019 | Revision: **D** | Sheet:





NOTES:

1. FOR GENERAL NOTES AND LEGEND SEE DRAWING. 27-G-0000-D-2.
2. SITE ROUGH GRADING PLANS REFERENCE DRAWING 27-G-1301-D-4, D-5, AND D-6.
3. FOR ZONING INFORMATION REFERENCE DRAWING 27-G-0000-D-1
4. REFERENCE DRAWINGS 27G-1201-D-1, D-2, AND D-3 FOR SOIL EROSION SEDIMENT CONTROL PLAN.
5. REFERENCE DRAWING 27-G-1302-D-1 AND D-2 FOR ROAD AND SWALE PROFILES
6. INFORMATION SHOWN FOR THE EXISTING WAREHOUSE BUILDING AND SURROUNDING SITE IMPROVEMENTS REFLECT AS-DESIGNED DOCUMENTS AND MAY NOT ACCURATELY REFLECT AS-BUILT INFORMATION. CONTRACTOR TO VERIFY ALL RELEVANT INFORMATION REGARDING THE WAREHOUSE AND SURROUNDING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION
7. INFORMATION CONCERNING SITE TOPOGRAPHY, EXISTING UTILITIES, PROPERTY LINE AND WETLANDS HAS BEEN PROVIDED BY REGENERON.
8. SITE PROPERTY LINE ASSUMES THAT LOTS OWNED BY REGENERON HAVE BEEN CONSOLIDATED INTO A SINGLE LOT.
9. BASIS OF BEARINGS IS NEW YORK STATE PLANE COORDINATES SYSTEM EAST ZONE. HORIZONTAL DATUM IS NAD83
10. NO CONSTRUCTION ACTIVITY OR EQUIPMENT SHALL BE ALLOWED WITH IN THE DESIGNATED WETLANDS AND STREAMS ONSITE. ORANGE CONSTRUCTION FENCE SHALL BE PLACED ALONG THE EDGE OF ALL WETLANDS AND STREAMS PRIOR TO CONSTRUCTION COMMENCING

Planning Board—Town of East Greenbush
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Regeneron Pharmaceuticals, Inc.
81 Columbia Turnpike
Rensselaer, NY 12144

EARLY GRADING
SITE GEOMETRY PLAN SHEET 1

Drawing No. **27-G-1301-D-1**
Old Drawing No.

Scale: 1"=40'
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File No.: **27-G-1301-D-1.DWG**
Date: 17/4/2019
Revision: **D**
Sheet: