

BULK ZONING TABLE			
VILLAGE OF BABYLON ZONING DISTRICT: RETAIL BUSINESS (ZONING BOARD REQUIRED FOR USE OF APARTMENTS OVER RETAIL)			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LAND AREA PER DWELLING	\$365-18(B) (R/F)	4,356 SF MIN. (11% OF AN ACRE) PER DWELLING = 4,356 X 4 LOTS = 17,424 SF MIN.	19,802 SF
MAXIMUM BUILDING HEIGHT	\$365-20-C	2 1/2 STOREYS, 30'	2 STOREYS/30' MAX
MAXIMUM LOT COVERAGE	\$365-20-D	70%	10,498 SF / 19,492.5 SF = 53.9%
MINIMUM FRONT YARD	\$365-20-E	10'	10.7' (EXISTING BUILDING)
MINIMUM REAR YARD	\$365-20-E	10'	2.2' [M]
FRONT/REAR YARD AGGREGATE	\$365-20-E	FRONT YARD + REAR YARD MUST EQUAL AT LEAST 30% OF LOT DEPTH 30% X 161' = 48.3'	13.2' [M]

PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
OFF-STREET PARKING REQUIRED		PER VILLAGE OF BABYLON PLANNING BOARD COMMENTS DATED 10/12/18, PARKING REQUIRED IS AS FOLLOWS: PROP. APARTMENTS = 9 STALLS REQUIRED EXIST. OFFICE = 3 STALLS REQUIRED TOTAL STALLS REQUIRED = 12	20 STALLS, INCLUDING 1 ADA STALL
SIZE OF STALL		9' x 20'	9' x 18'

- ### GENERAL NOTES
- LOCATION OF EXISTING AND PROPOSED UTILITY SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
  - UNSATURATED MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
  - THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADS AND PROPERTIES.
  - ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
  - RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THEIR PRESENCE.
  - WORK WITHIN THE R.O.W. OF EAST MAIN STREET (NYS - 27A) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NYS DOT.
  - ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE NYS DOT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (NYS DOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
  - SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.
  - CONTRACTOR SHALL SAW CUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEFINED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
  - REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED ABOVE AND/OR BELOW GRADE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
  - THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS' WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPS, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
  - IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
  - THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST REPORT TO THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE NOTICED BY THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
  - UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PERMANENT OR TEMPORARY PERMITS, SIGNS AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
  - SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UN), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
  - THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
  - SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
  - PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A NYS DOT RIGHT-OF-WAY THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE NYS DOT.
  - ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE OWNER/DEVELOPER.
  - ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER IMMEDIATELY IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
  - IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IMMEDIATELY IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
  - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
  - THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.5% MINIMUM ON ASPHALT. TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE PROJECT ENGINEER IN WRITING IMMEDIATELY; PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
  - IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
  - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
  - THE SUBJECT PROPERTY IS LOCATED BETWEEN NYS DOT MILE MARKER 27A 0705 1951 AND 27A 0705 1952.
- ### NYS DOT NOTES
- AFTER CONSTRUCTION, THE PERMITTEE OR THEIR DESIGNATED "DESIGNER OF RECORD" SHALL FIELD VERIFY THAT THE PEDESTRIAN FEATURES (RAMPS, SIDEWALK, ETC.) WERE CONSTRUCTED TO CURRENT ADA STANDARDS (ED 15-004) AND SUBMIT REQUIRED DOCUMENTATION TO THE STATE PERMIT ENGINEER BEFORE THE WORK CAN BE ACCEPTED AS COMPLETE. THE FEATURES THAT DO NOT COMPLY WITH ADA REQUIREMENTS UPON COMPLETION WILL REQUIRE REMOVAL AND RECONSTRUCTION.
  - THE REMOVAL OF THE EXISTING CONCRETE CURB SHOULD BE DONE FROM THE BACK SIDE OF THE EXISTING CURB TO MINIMIZE ANY DAMAGE TO THE EXISTING PAVEMENT. CONSIDER "FACE FORMING" THE NEW CURB WHERE THE EXISTING CURB WILL BE REMOVED. THIS INVOLVES PULLING THE CURB OUT FROM THE BACK AND POURING NEW CURB UP AGAINST THE EXISTING PAVEMENT. THIS MAY REDUCE OR ELIMINATE PAVEMENT REPAIRS.
  - ANY UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A SEPARATE APPLICATION AND SUBMISSION OF UTILITY PLANS TO OUR MAINTENANCE FACILITY AT MELVILLE. THE UTILITY PLANS SHALL INCLUDE INSTALLATION AND RESTORATION DETAILS IN ADDITION TO WORK ZONE TRAFFIC CONTROL (WZTC) PLANS - ALL REFERENCED TO NYS DOT SPECIFICATION ITEM NUMBERS AND THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) ALONG WITH NYS STATE SUPPLEMENT. THE APPLICANT MAY CONTACT PERMIT ENGINEER MR. WOLFF JOSEPH AT (631) 430-4270 FOR FURTHER DIRECTIONS REGARDING UTILITY HIGHWAY WORK PERMIT (HWP). APPLICATION THE APPLICANT SHOULD BE MADE AWARE THAT UTILITY HWP ISSUANCE IS SUBJECT TO ISSUANCE OF THE HWP REQUIRED FOR SITE WORK.
  - CONTRACTOR SHALL REFER TO 608.03 NYS DOT STANDARD SHEETS FOR DRIVEWAY TYPICAL SECTION.
  - CONTRACTOR TO PROVIDED SLEEVES FOR NEW SIGNS AND SNOW MARKERS IN ROW IN ACCORDANCE WITH NYS DOT STANDARDS



VICINITY MAP  
N.T.S.

### PROJECT DATA

APPLICANT: EAST MAIN STREET BABYLON, LLC  
36 KALDA LANE  
PLAINVIEW, NY 11903

TAX MAP NUMBER: Dist. 102 Sect. 14 Block 2 Lot 35

SITE AREA: 19,492.5 SF (0.447 Acres)

ZONING: RETAIL BUSINESS

CURRENT USE: RETAIL

PROPOSED USE: PROFESSIONAL SERVICE, STORAGE & RESIDENTIAL

EXISTING FOOTPRINT AREA: 12,983 SF

PROPOSED FOOTPRINT AREA: 10,498 SF

GROSS FLOOR AREA (WITH AREA BREAKDOWN):

EXISTING BUILDING	7,845 SF
1ST FLOOR	1,750 SF
2ND FLOOR	2,792 SF
PROPOSED BUILDING	
1ST FLOOR	2,654 SF
2ND FLOOR	2,792 SF
TOTAL	15,041 SF

- ### REFERENCES
- BOUNDARY AND TOPOGRAPHIC SURVEY  
PREPARED BY:  
ISLAND WIDE LAND SURVEYORS  
199 LAFAYETTE DRIVE  
SYOSSET, NY 11791  
DATED: 11/17/2018 (REV. 1/15/19)
- ARCHITECTURAL PLANS  
PREPARED BY:  
MANICINI MUJI  
222 MIDDLE COUNTRY ROAD, SUITE 226  
SMITHTOWN, NY 11787  
DATED: 11/29/18
- MEP PLANS  
PREPARED BY:  
ROSENI ENGINEERING, PC  
24-02 40TH AVENUE  
LONG ISLAND CITY, NY 11101  
DATED: 10/26/18
- VICINITY MAP BACKGROUND DATA  
PROVIDED BY MAPS.GOOGLE.COM

**PRIME ENGINEERING**  
664 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 961-0506 www.PrimeEngPC.com

NO.	DATE	BY	DESCRIPTION	APPROVED
4	02/19/19	LL	SUBMISSION TO DOT	JP
3	02/01/19	LL	SUBMISSION TO SCDPW & SCDHS	PR
2	01/09/19	JR	SUBMISSION TO VLGE OF BABYLON	PR
1	12/06/18	JR	SUBMISSION TO NYS DOT	PR

PROJECT NAME  
**MIXED-USE BUILDING**  
258-262 EAST MAIN STREET  
VILLAGE OF BABYLON, NY 11702  
TOWN OF BABYLON, SUFFOLK COUNTY  
TAX MAP # 0102-014-00-00-035-000

### DRAWING TITLE

## SITE PLAN

SEAL & SIGNATURE

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.  
NEW YORK STATE PROFESSIONAL ENGINEER #063937

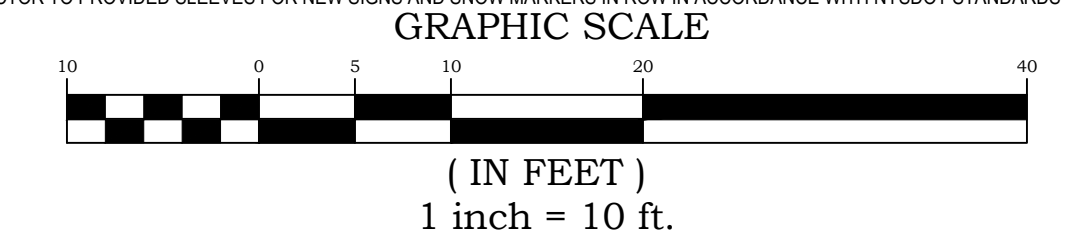
DATE: 9/20/18  
SCALE: 1" = 10'  
PROJECT No: 18149  
DRAWING BY: JR  
CHK BY: PR  
APPROVED BY: JP  
DWG No: C-1

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### LEGEND

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
[Hatched Box]	BUILDING	[Solid Box]
---	CONCRETE CURB	---
+	SIGN	+
→	PAVEMENT MARKING ARROW	→
12	PARKING SPACE COUNT	12
X-X	CHAIN LINK FENCE	X-X
□	WOOD PICKET FENCE	□
☀	AREA LIGHT	☀
●	UTILITY POLE	●
—OH—	OVERHEAD WIRE	—OH—
⊕	ELECTRIC VAULT	⊕
⊙	SANITARY MANHOLE	⊙
⊖	DRAINAGE MANHOLE	⊖
○	INLET	○
▢	CONCRETE PAD / SIDEWALK	▢
○SM	SURVEY MARKERS	○SM
⊗	SLEEVE (FOR SIGNS AND SNOW MARKERS)	⊗



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