



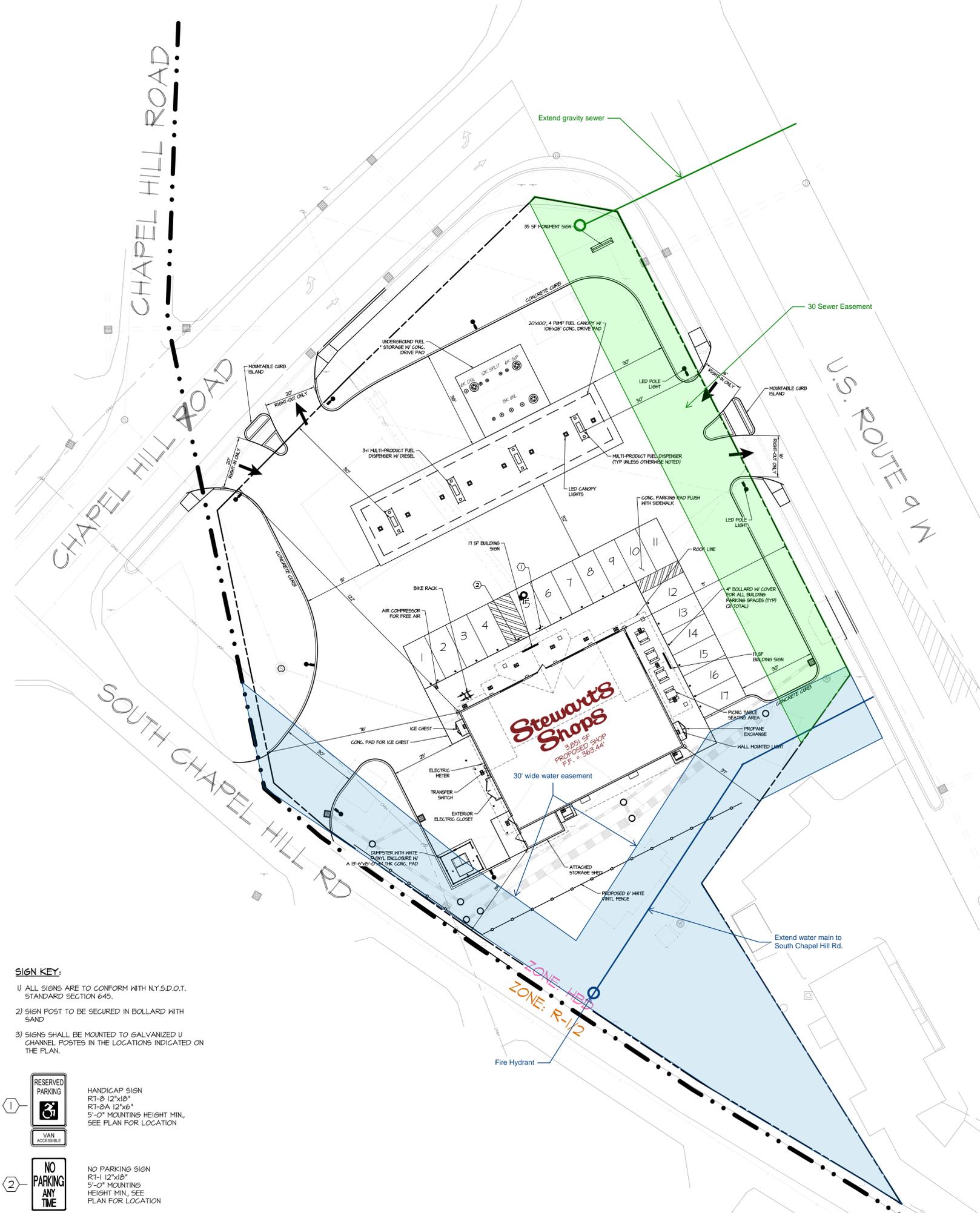
TOWN OF LLOYD

ULSTER COUNTY PARCELS: 96.9-1-33.100, 96.9-1-32.200 & 96.9-1-32.100
ZONE: HBD

	EXISTING	PROPOSED	REQUIRED
LOT AREA	51638 SF (1.19 AC)	51638 SF (1.19 AC)	10,000 SF MIN.
LOT WIDTH	174 FT	174 FT	50 FT MIN.
LOT DEPTH	201 FT	201 FT	100 FT MIN.
FRONTAGE	407 FT	407 FT	75 FT MIN.
FRONT BUILDING SETBACK (NE)	25 FT	71 FT	N/A
FRONT BUILDING SETBACK (NW)	21 FT	122 FT	N/A
SIDE BUILDING SETBACK (SW)	31 FT	34 FT	35 FT MIN.
REAR BUILDING SETBACK (SE)	1 FT	37 FT	35 FT MIN.
FUEL DISPENSER FRONT SETBACK (NE)	N/A	50 FT	50 FT MIN.
FUEL DISPENSER FRONT SETBACK (NW)	N/A	50 FT	50 FT MIN.
LOT COVERAGE	38%	63%	40 MAX.
BUILDING HEIGHT	N/A	24 FT	35 FT MAX.
BUILDING SIGN	N/A	2 @ 17 SF	42 SF
FREE-STANDING SIGN	1 @ 524 SF	1 @ 40 SF	50 SF
LED PRICE SIGNS	N/A	2 @ 5 SF	N/A
PARKING SPACES, RETAIL (3,051) (SEE NOTE 1)	N/A	16 SPACES	16 SPACES
NUMBER OF EMPLOYEES (SEE NOTE 2)	N/A	3/SHIFT	N/A
SEATING CAPACITY (SEE NOTE 3)	N/A	16	N/A

NOTES:
 1. RETAIL SERVICE: 4 FOR EACH 1000 SQUARE FEET OF GROSS FLOOR AREA.
 2. NUMBER OF EMPLOYEES IS AVERAGE PER SHIFT, STAFFING CHANGES WITH SEASON AND DEMAND.
 3. INTERIOR SEATING CAPACITY IS REFLECTIVE OF A STANDARD OF 4 INTERIOR BOOTHS. BOOTHS ARE NOT PERMANENT FIXTURES AND CAN BE MOVED, REMOVED OR ADDED AS NEEDED.

EXISTING SITE USAGE DATA			PROPOSED SITE USAGE DATA		
GREENSPACE	32,048 SF	(62%)	GREENSPACE	19,225 SF	(37%)
BUILDING	3,822 SF	(7%)	BUILDING	3,851 SF	(7%)
CONCRETE	326 SF	(0.6%)	CONCRETE	4,606 SF	(9%)
PAVEMENT/GRAVEL	15,442 SF	(30%)	PAVEMENT/GRAVEL	18,956 SF	(37%)



LEGEND

PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	--- OHK ---
WATER SERVICE, 1" TYPE 1/2" COPPER	--- W ---
SEWER SERVICE, 4" SDR 26	--- S ---
STORM PIPE, PROPOSED, HDPE	--- ST ---
STORM PIPE, EXISTING	--- ST ---
STOCKADE FENCE	--- SF ---
CHAINLINK FENCE	--- CF ---
SPLITRAIL FENCE	--- SF ---
W/G ELECTRICAL/TELE SERVICE	--- WEUT ---
W/G ELECTRICAL CONDUIT	--- WE ---
W/G GAS LINE	--- G ---
W/G CAMERAL CONDUIT	--- CAM ---
DIESEL PRODUCT LINE	--- DSL ---
SUPER PRODUCT LINE	--- SUP ---
UNLEADED PRODUCT LINE	--- UL ---
EXISTING MAJOR CONTOUR	--- 100 ---
EXISTING MINOR CONTOUR	--- 100 ---
PROPOSED MAJOR CONTOUR	--- 100 ---
PROPOSED MINOR CONTOUR	--- 100 ---
PROPOSED SPOT ELEVATION	⊕ 100.00
EXISTING UNCHANGED SPOT ELEVATION	⊗ 100.00

NOTES:
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
 2. DASHED LINES INDICATE NEW WORK.
 3. DOTTED LINES INDICATE REMOVED ITEMS.

- SIGN KEY:**
- ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
 - SIGN POST TO BE SECURED IN BOLLARD WITH SAND
 - SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.

RESERVED PARKING
 HANDICAP SIGN
 RT-8 12"x18"
 RT-8A 12"x6"
 5'-0" MOUNTING HEIGHT MIN.
 SEE PLAN FOR LOCATION

VAN ACCESSIBLE

NO PARKING ANY TIME
 NO PARKING SIGN
 RT-1 12"x18"
 5'-0" MOUNTING HEIGHT MIN.
 SEE PLAN FOR LOCATION

SCOTT EDWIN WISNER
 LICENSED PROFESSIONAL ENGINEER

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

STORE NAME, ABBREVIATION & NO.		HIGHLAND - HGLK - 471	
SITE LOCATION			
3733 US HIGHWAY 9W, HIGHLAND, NY 12528			
DATE	NO.	REVISIONS	
4/30/19		REMOVED DELIVERY ACCESS ON S. CHAPEL HILL RD DUE TO HEIGHT RESTRICTED ROAD, UPDATED LAYOUT AND ZONING TABLE	
1/2/21	3/6/21	SHRINK RIGHT IN RIGHT OUT ON STATE RD TO 16' ADDED: PICNIC TABLES UNDER SIDE PORCH DIM FOR DRIVE LANE. NOTE GLASSING ROOF LINE. SCALE TO VICINITY MAP, ZONE BDY, SEATING AND EMPLOYEE NUMBERS TO DATA TABLE, AND FENCE UPDATED ZONING DATA.	
DRAWN BY: RR		SCALE: 1" = 20'	
DATE: 9/4/19		DRAWING NO.	
		S-2	
TITLE: PROPOSED SITE PLAN			

SARATOGA SPRINGS, NY 12866
 TEL. (518)581-1200 FAX (518)581-1203