



TOWN OF LLOYD

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

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
LOT AREA	51,638 SF (11.9 AC)	51,638 SF (11.9 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	39 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 @ 424 SF	1 @ 40 SF	50 SF
LED PRICE SIGNS	N/A	2 @ 5 SF	N/A
PARKING SPACES, RETAIL (3,851) <small>(SEE NOTE 1)</small>	N/A	16 SPACES	16 SPACES
NUMBER OF EMPLOYEES <small>(SEE NOTE 2)</small>	N/A	3/SHIFT	N/A
SEATING CAPACITY <small>(SEE NOTE 3)</small>	N/A	16	N/A

NOTES:

1. RETAIL/SERVICE 4 FOR EACH 1,000 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

GREENSPACE	32,040 SF	(62%)
BUILDING	3,822 SF	(7%)
CONCRETE	326 SF	(1%)
PAVEMENT/GRAVEL	15,442 SF	(30%)

PROPOSED SITE USAGE DATA

GREENSPACE	19,225 SF	(37%)
BUILDING	3,851 SF	(7%)
CONCRETE	9,606 SF	(19%)
PAVEMENT/GRAVEL	18,956 SF	(37%)



SITE VICINITY MAP
SCALE: 1" = 200'



STORE NAME, ABBREVIATION & NO.	
HIGHLAND - HGLK - 471	
SITE LOCATION	
3733 US HIGHWAY 9W, HIGHLAND, NY 12528	

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

DATE	NO.	REVISIONS
9/30/09		REMOVED DELIVERY ACCESS ON S. CHAPEL HILL RD DUE TO HEIGHT RESTRICTED ROAD, UPDATED LAYOUT AND ZONING TABLE
1/22/11		SHRINK RIGHT IN RIGHT CUT ON STATE RD TO 16' ADDED, PICNIC TABLES UNDER SIDE PORCH, DIM FOR DRIVE LANE, NOTE CLARIFYING ROOF LINE.
3/16/21		SCALE TO VICINITY MAP, ZONE BOY SEATING AND EMPLOYEE NUMBERS TO DATA TABLE, AND FENCE UPDATED ZONING DATA

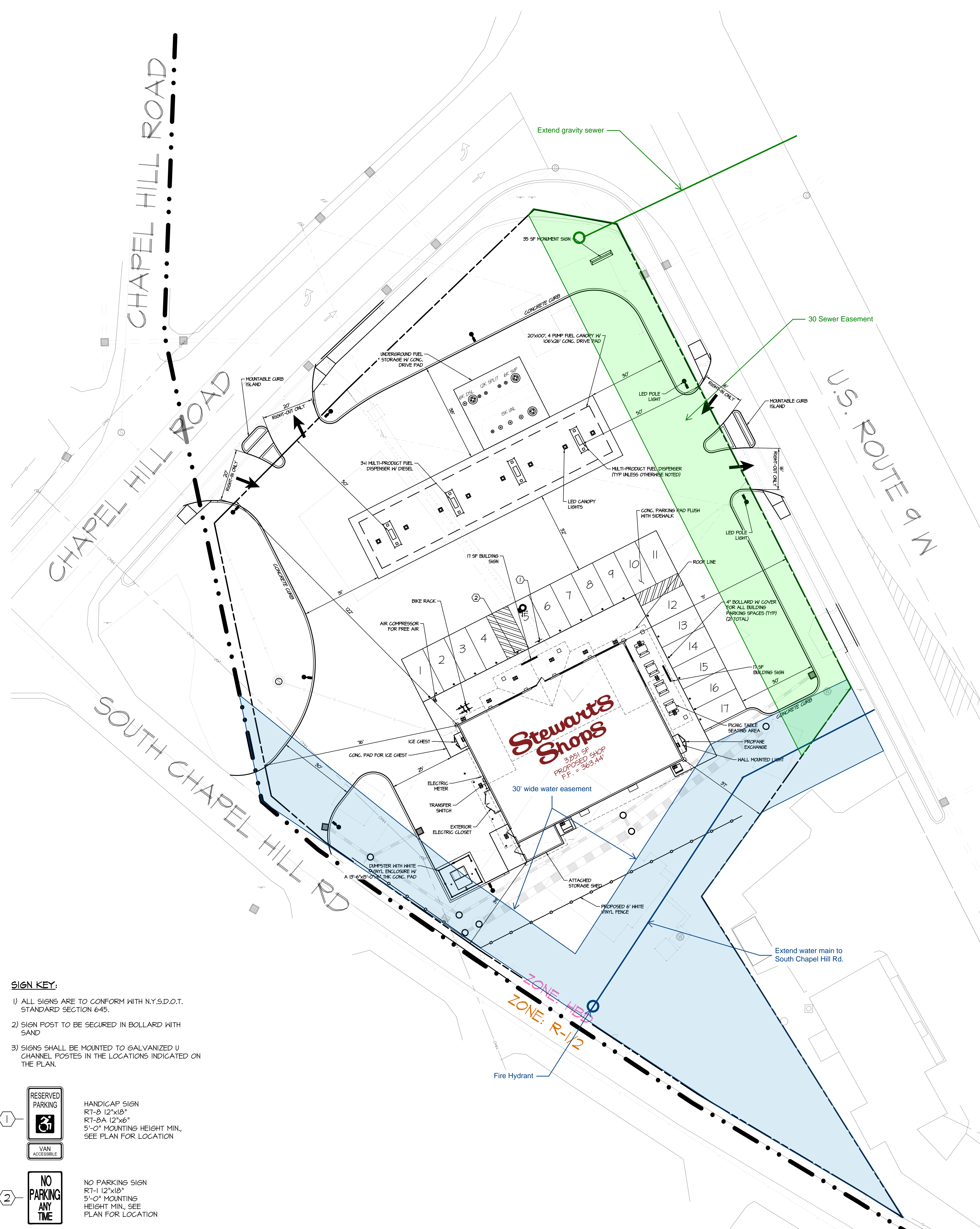


SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

DRAWN BY: RR
SCALE: 1" = 20'
DATE: 9/4/19
DRAWING NO.
S-2

TITLE:

PROPOSED SITE PLAN



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	
WATER SERVICE, 1" TYPE "K" COPPER	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, PROPOSED, HDPE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CHAINLINK FENCE	
SPLITRAIL FENCE	
W/G ELECTRICAL/TELE SERVICE	
W/G ELECTRICAL CONDUIT	
W/G GAS LINE	
W/G CAMERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	
NOTES: 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED. 2. DARKER LINES INDICATE NEW WORK. 3. DOTTED LINES INDICATE REMAINS ITEMS.	