

N/F  
**#7788 SPEEDWAY LLC**  
 B. 5763 ~ P. 0283  
 S.B.L. 88.17-6-14.110

N/F  
**WYTHE & GRAND LLC**  
 B. 6392 ~ P. 0092  
 S.B.L. 88.17-6-16.111  
 LOT 5 AS PER FILED MAP #18-296B

N/F  
**ROGEN LLC**  
 B. 6392 ~ P. 0304  
 S.B.L. 88.17-6-25.113  
 LOT 2 AS PER FILED MAP #18-296B

TOTAL LOT AREA: 0.91 ACRES = 39,640 SQ.FT  
 EXISTING IMPERVIOUS AREA = 23,441 SQ.FT. (60%)  
 PROPOSED IMPERVIOUS AREA = 28,046 SQ.FT. (64%)



LOCATION MAP SCALE 1"=800'

**ZONING REQUIREMENTS**

	REQUIRED GmixB	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	0.91 ACRES	0.91 ACRES
MINIMUM LOT WIDTH	N/A	+/-200 FT	+/-200 FT
MINIMUM LOT DEPTH	75 FT	+/-200 FT	+/-200 FT
MINIMUM ROAD FRONTAGE	100 FT	+/-200 FT	+/-200 FT
MINIMUM YARD SETBACKS FRONT (MIN. - MAX.)	20/25- FT	+/-40 FT	+/-40 FT
SIDE (MIN. - MAX.)	0-N/A FT	+/-50/50 FT	+/-50/50 FT
REAR (MIN. - MAX.)	30-N/A FT	+/-111 FT	+/-111 FT
MAXIMUM BUILDING HEIGHT	24-35 FT	+/- 10 FT	+/- 10 FT
MAXIMUM BUILDING COVERAGE	65%	11%	11%
MAXIMUM LOT COVERAGE	85%	60%	64%
PARKING REQUIREMENTS RESTAURANT (1 SPACE PER 3 SEATS) 24/3 =	8 SPACES		13 SPACES
RETAIL (4 SPACES PER 1,000 SQ.FT.) 4/2.2 =	9 SPACES		14 SPACES
ACCESSIBLE SPACES (INCLUDED)	1 SPACES		2 SPACES
TOTAL REQUIRED	17 SPACES		27 SPACES

**MAP REVISION DATES**

DATE	REVISION	BY
25 FEB 2026	UPDATED ZONING DISTRICT REQUIREMENTS	TPFK

**OWNER / DEVELOPER**

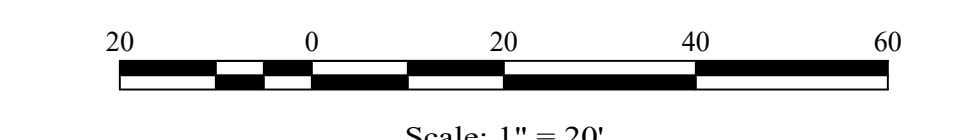
SRD HOLDING COMPANY, LLC  
 c/o JOHN JOSEPH  
 47 SOUTHERN LANE  
 WARWICK, NY 10990

**LOT AREA**  
 ± 0.91 ACRES

**TAX MAP**  
 88.17-6-15.111

**SITE PLAN**

FOR  
**DRIVE-THRU RESTAURANT**  
 TOWN OF LLOYD  
 ULSTER COUNTY - NEW YORK



Scale: 1" = 20'

04 FEBRUARY 2026

**MEDENBACH EGGERS & CARR**  
 CIVIL ENGINEERING & LAND SURVEYING, P.C.  
 STONE RIDGE, NEW YORK (845) 687-0047  
 WWW.MECELS.COM

**DRAFT**

BARRY MEDENBACH, P.E.  
 NEW YORK LIC. NO. 60142

SP-1  
 1 OF 2  
 E25 054

Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law. Contractor shall verify with the Engineer all elevations & layout prior to construction.