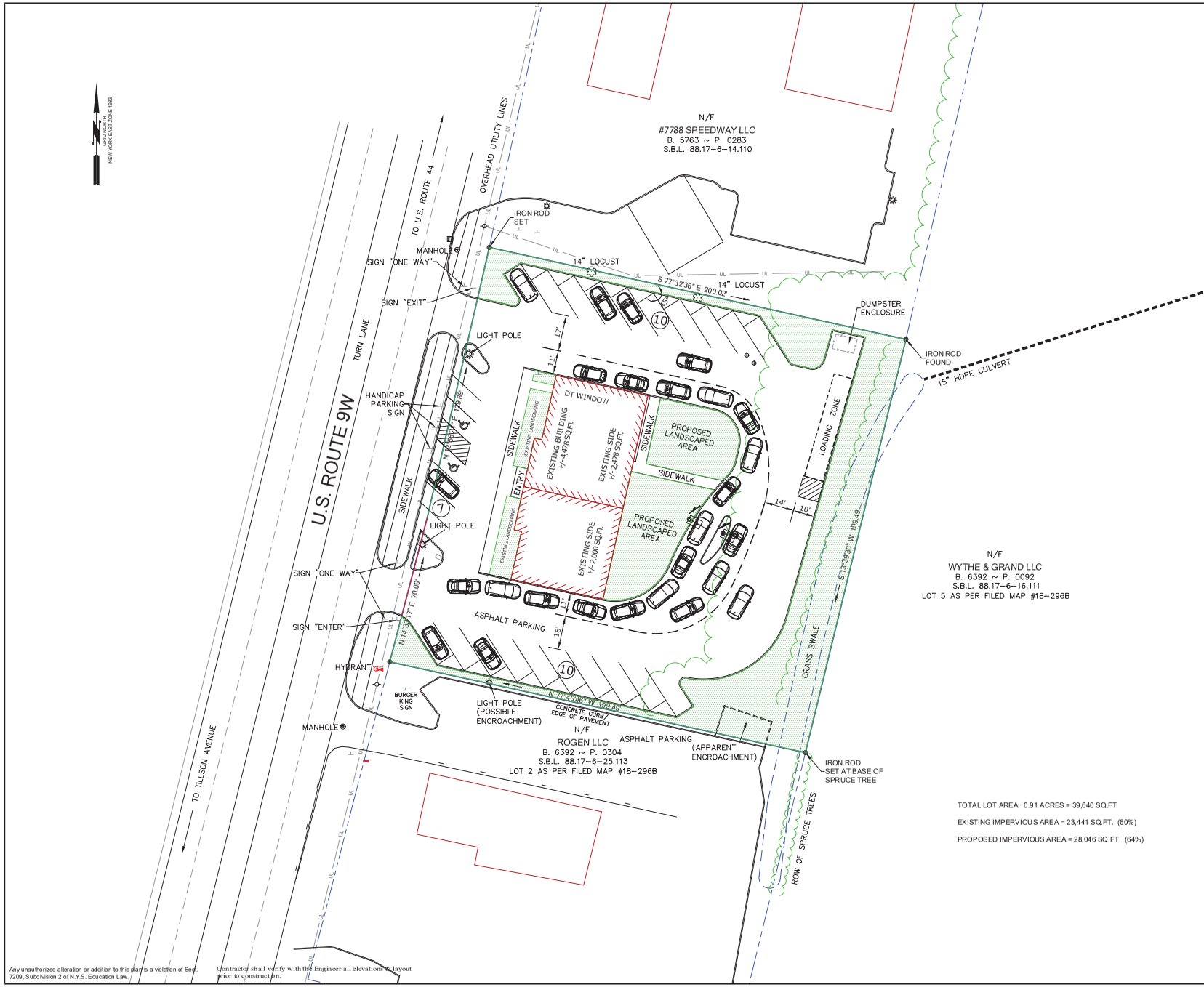

TOTAL LOT AREA: 0.91 ACRES = 39,640 SQ.FT

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

20 0 20 40 60

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.