

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		11 SPACES
RETAIL (4 SPACES PER 1,000 SQ.FT.) 4/2.2 =	9 SPACES		11 SPACES
ACCESSIBLE SPACES (INCLUDED)	1 SPACES		2 SPACES
TOTAL REQUIRED	17 SPACES		22 SPACES

MAP REVISION DATES

DATE	REVISION	BY
25 FEB 2026	UPDATED ZONING DISTRICT REQUIREMENTS	TPFK
22 APRIL 2026	REVISED PER PLANNING BOARD COMMENTS OF 16 APRIL 2026	TPFK
12 MAY 2026	REVISED PER PLANNING BOARD COMMENTS OF 23 APRIL 2026	TPFK
27 MAY 2026	REVISED PER PLANNING BOARD COMMENTS OF 21 MAY 2026	TPFK

OWNER / DEVELOPER

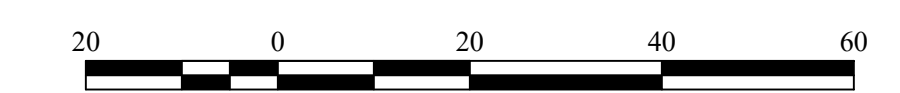
SRD HOLDING COMPANY, LLC
c/o JOHN JOSEPH
47 SOUTHERN LANE
WARWICK, NY 10990

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.MECES.COM

CALEB CARR, P.E.
NEW YORK LIC. NO. 102177

SP-1
1 OF 7
E25 054

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%)

SHEET INDEX

SHEET	TITLE
SP-1	1 OF 7 SITE PLAN
EC-1	2 OF 7 EXISTING CONDITIONS MAP
UP-1	3 OF 7 UTILITY and GRADING PLAN
(UP-1 NOT SUBMITTED - WORK IN PROGRESS)	
LS-1	4 OF 7 LANDSCAPING PLAN I
LP-1	5 OF 7 LIGHTING PLAN
D-1	6 OF 7 SITE DETAILS
SESC-1	7 OF 7 SOIL EROSION and SEDIMENT CONTROL PLAN w/ DETAILS

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.