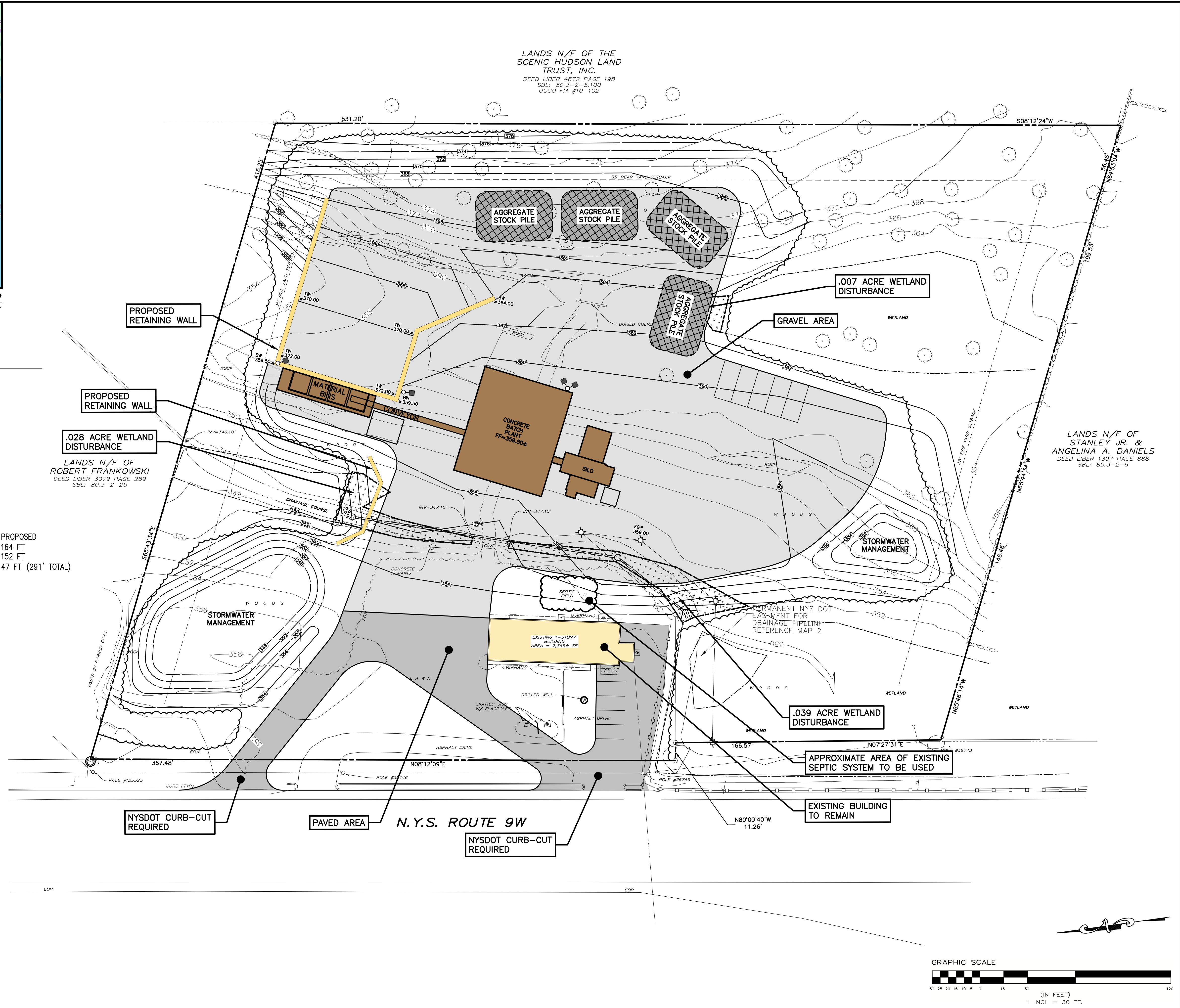




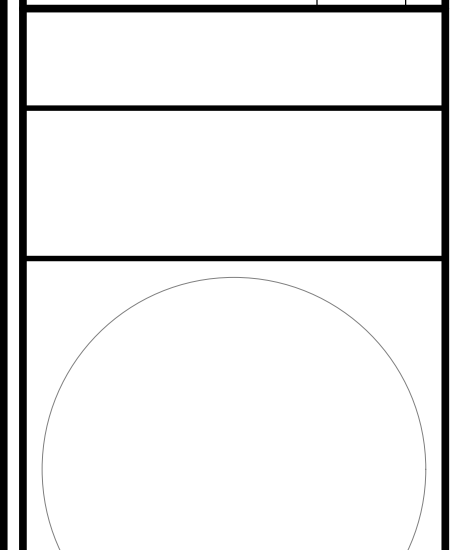
SITE LOCATION MAP
SCALE: 1" = 2,000'

SITE STATISTICS

EXISTING ZONING	LI LIGHT INDUSTRIAL		
PARCEL AREA	4.82± ACRES		
PROPOSED LAND USE	BATCH CONCRETE PLANT		
BUILDING AREA	2,200 SF		
EXISTING	4,200 SF		
PROPOSED	6,400 SF		
TOTAL			
PROPOSED LOT COVERAGE	9.6% (MAX 35% REQUIRED)		
BUILDING HEIGHT	TOP OF SILO 59 FEET TOP OF BUILDING 45 FEET		
MINIMUM BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	N/A	59 FT	164 FT
REAR YARD	35 FT	310 FT	152 FT
SIDE YARD	35 FT (70' TOTAL)	199 FT	47 FT (291' TOTAL)
WATER	EXISTING DRILLED WELL		
SEWER	EXISTING ON-SITE SEPTIC		
STORMWATER	ON-SITE		
PROPOSED WETLAND IMPACTS	0.074 ACRES		



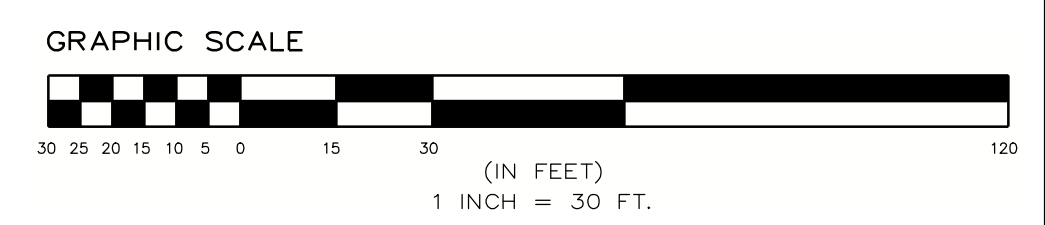
DRAWN BY	EK	
CHECK BY	GV	
EOP PROJECT NUMBER	XXX	
REVISION	DATE	BY



SCALE:
1"=30'

SHEET TITLE:
**CONCEPTUAL
SITE AND
GRADING PLAN**

SHEET:
1 of 1



HULLSTER/LLOYD/Route 9W/3260 Clamans/05-dwg/Concept/CONCEPT_4.dwg Jun 11, 2026 01:33:20PM