

ONE STORY SHOWROOM AND OFFICE (BLUE) W/ STAFF AND VISITOR PARKING (10 STALLS, 2 ADA) - 1,600 SF

35' TALL PRE-ENGINEERED METAL EQUIPMENT STORAGE BUILDING (WHITE) W/ 15' OVERHEAD DOORS ON NORTH AND SOUTH WALLS - 7,200 SF

C.I.P. CONCRETE STORAGE BAYS & COVERED BULK MATERIAL STORAGE (TRANS 277 COMPLIANT) AND SCREENED REFUSE AREA

STORMWATER INFILTRATION BASIN - 8,000 SF

42' FRONT YARD SETBACK

100' STATE HWY CENTERLINE SETBACK

PROPERTY LINE

EXISTING OUTBUILDING

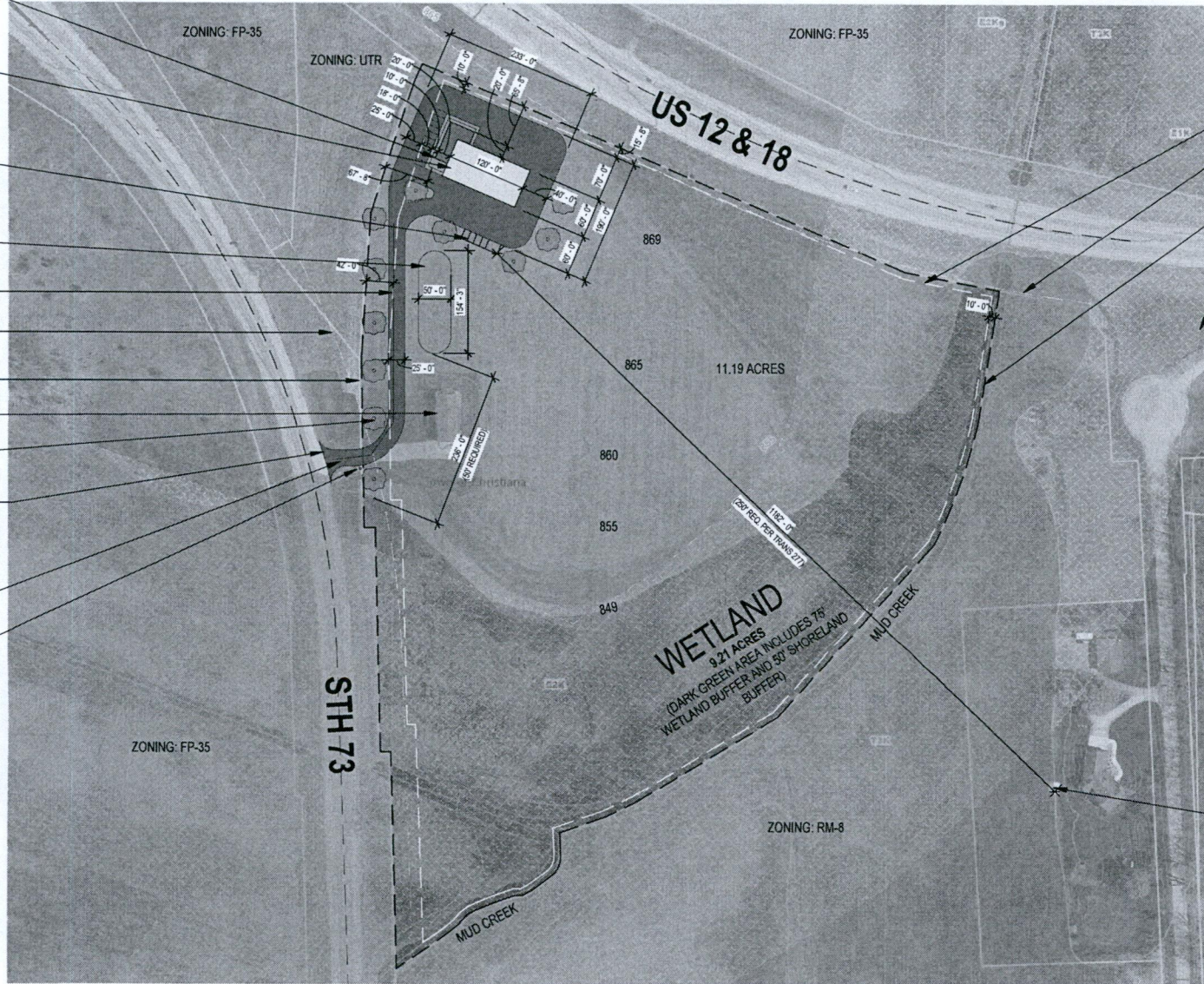
PROPOSED TREES (TYP.)

DRIVEWAY & PAVING

- EXISTING ENTRY POINT TO REMAIN
- NEW ASPHALT AS SHOWN: 44,556 SF
- MAIN DRIVEWAY LENGTH: 420 LF

EXISTING CULVERT (TYP.)

EXISTING OVERHEAD POWER LINE TERMINATION



- 10' REAR AND SIDELAND SETBACKS
- 100' STATE HWY CENTERLINE SETBACK
- EXISTING TREES, SHORELAND, WETLAND, AND ANY VEGETATION TO REMAIN UNALTERED
- 300' SHORELAND BUFFER ZONE

GENERAL INFORMATION:
 20.4 AC PARCEL CURRENTLY ZONED RM-16, REQUESTING HEAVY COMMERCIAL

- NO EXISTING WASTEWATER TREATMENT - ON SITE SEPTIC SYSTEM PROPOSED
- STORMWATER TO BE COLLECTED, FILTERED, AND TREATED AS REQUIRED PRIOR TO ENTERING RETENTION/INFILTRATION BASIN
- NO EXISTING WELLS ON SITE - NEW WELL PROPOSED (LOCATION TBD)
- UNDERGROUND POWER ROUTED TO BUILDING FROM EXISTING O.H. POWER LINE (SEE PLAN FOR LOCATION)
- DARK SKY COMPLIANT EXTERIOR LIGHTING AT BUILDING, MIN. REQUIRED SITE LIGHTING (PHOTOMETRICS AVAILABLE UPON REQUEST)

PRIVATE WELL - 1,000'+ FROM STRUCTURE, STORAGE, AND STORMWATER TREATMENT



REZONING APPLICATION 12-09-2024 **SITE PLAN** 3140 STATE HIGHWAY 73

0 80' 160' 320'
 0 2'
 1" = 160'-0"