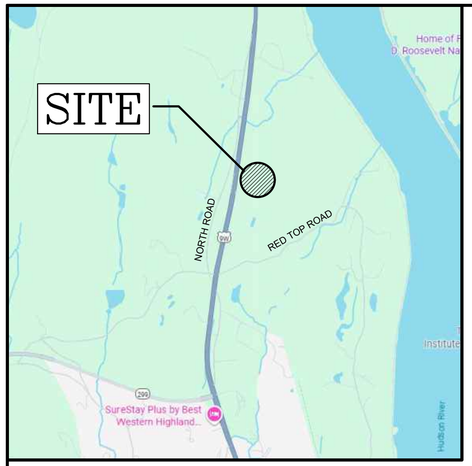
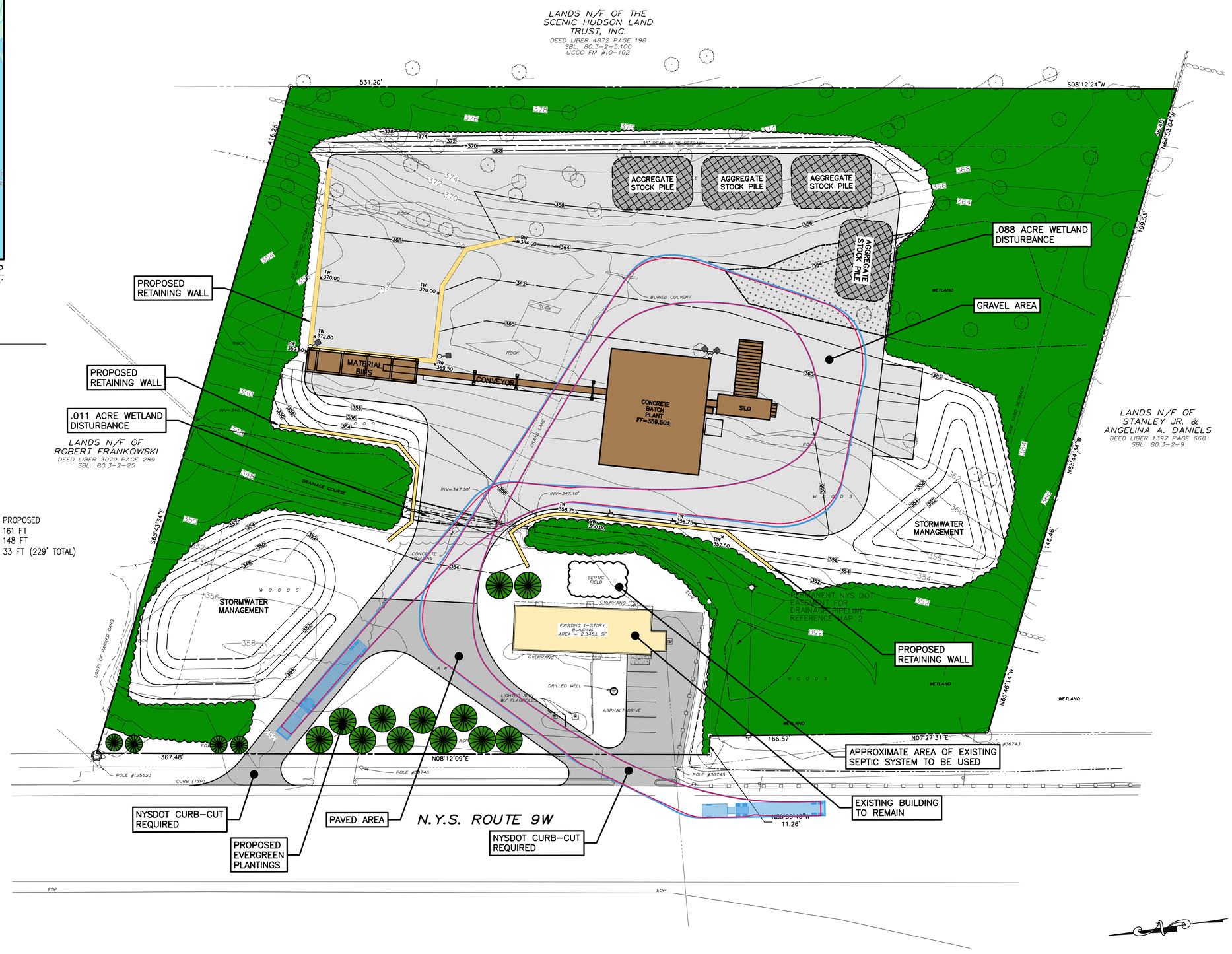


SITE LOCATION MAP
SCALE: 1" = 2,000'

SITE STATISTICS

EXISTING ZONING	LI LIGHT INDUSTRIAL		
PARCEL AREA	4.82± ACRES		
PROPOSED LAND USE	BATCH CONCRETE PLANT		
BUILDING AREA			
EXISTING	2,200 SF		
PROPOSED	4,200 SF		
TOTAL	6,400 SF		
PROPOSED LOT COVERAGE	8.4% (MAX 35% REQUIRED)		
BUILDING HEIGHT	TOP OF SILO 60 FEET TOP OF BUILDING 45 FEET		
MINIMUM BUILDING SETBACKS			
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	N/A	59 FT	161 FT
REAR YARD	35 FT	310 FT	148 FT
SIDE YARD	35 FT (70' TOTAL)	199 FT	33 FT (229' TOTAL)
WATER	EXISTING DRILLED WELL		
SEWER	EXISTING ON SITE SEPTIC		
STORMWATER	ON-SITE		
PROPOSED WETLAND IMPACTS	0.099 ACRES		



GRAPHIC SCALE
30 25 20 15 10 5 0 15 30 120
(IN FEET)
1 INCH = 30 FT.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
368 Route 146 Clifton Park, New York 12065
(518) 371-7421 edpllp.com

LIGHT INDUSTRIAL DEVELOPMENT
BATCH CONCRETE PLANT
OWNER: 3260 ROUTE 9W HIGHLAND NY LLC
LOCATED AT 3260 ROUTE 9W
TOWN OF LLOYD
COUNTY OF ULSTER, NY

TAX MAP ID 80.3-2-8
JUNE 11, 2026

DRAWN BY	EK
CHECK BY	GV
EDP PROJECT NUMBER	XXX

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REVISION	DATE	BY

SCALE:
1"=30'

SHEET TITLE:
CONCEPTUAL SITE AND GRADING PLAN

SHEET:
1 of 1

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