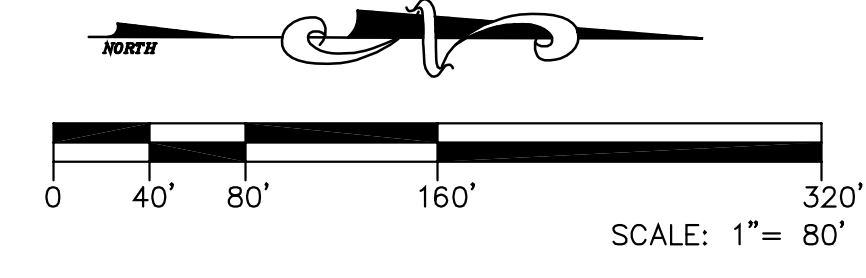


SITE ANALYSIS

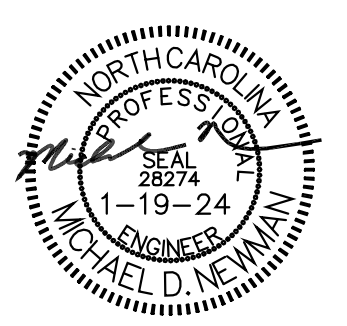
TAX PARCEL NUMBER	5529853566.0000
EXISTING SITE AREA	11.139 ACRES (485,210 SF)
PROPOSED ROW DEDICATION AREA	0.062 ACRES (2,708 SF)
PROPOSED SITE AREA	11.077 ACRES (482,502 SF)
ZONING - EXISTING	I-2 (CD) CASE# Z(CD)-21-23
PROPOSED USE	CONCRETE MIXING BATCH PLANT - INDUSTRIAL
MAX. BUILDING HEIGHT ALLOWED	72 FEET
PROPOSED BUILDING HEIGHT	±28 FEET
CONTROL BUILDING (2-STORY, TYPE 2 CONSTRUCTION)	970 SF
OFFICE (GROSS FLOOR AREA ON 2-FLOOR)	485 SF
STORAGE & BREAKROOM (GROSS FLOOR AREA ON 1-FLOOR)	485 SF
MAINTENANCE SHOP BUILDING (1-STORY, TYPE 2 CONSTRUCTION)	6,300 SF
TOTAL BUILDINGS	7,270 SF
PROPOSED # OF EMPLOYEES	12 EMPLOYEES
PARKING REQUIRED (2 per 3 Employees @ peak shift, plus company vehicles)	8 SPACES
PARKING PROVIDED	10 SPACES
PROPOSED IMPERVIOUS AREA	±121,254 SF (2.78 ACRES)
PROPOSED PERCENT IMPERVIOUS	25.1%
MAX. PERCENT IMPERVIOUS ALLOWED	90.0%



VICINITY MAP
SCALE: NTS



P-0883
MDV Engineering
 C/O Ayr Design Group
 215 Johnston Street
 Rock Hill, SC 29730
 Phone: 704-400-1044 Email: mrd@mdveng.com



PROJECT
READY-MIX CONCRETE FACILITY
 2976 ZION CHURCH ROAD
 CONCORD, NC 28025
 (CABARRUS COUNTY)

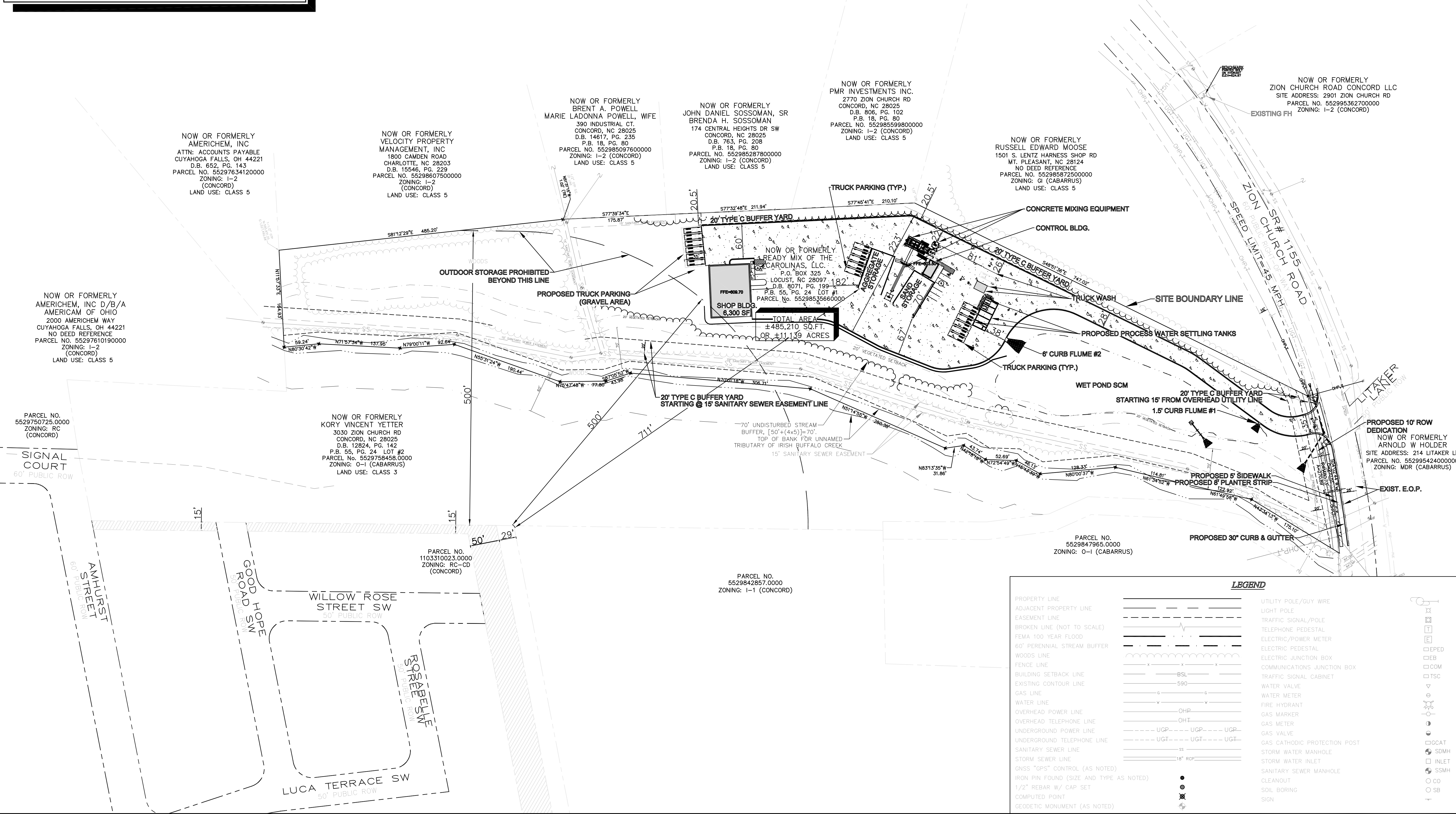
FOR
READY MIX OF THE CAROLINAS II, LLC.
 P.O. BOX 325
 LOCUST, NC 28097

REVISIONS

DWG. NAME : 2023-105
 DRAWN BY : MDN
 DATE : 1.15.24
 SCALE : 1:80

OVERALL SITE PLAN

C-100



LEGEND

PROPERTY LINE	—————	UTILITY POLE/GUY WIRE	—○—
ADJACENT PROPERTY LINE	— · — · —	LIGHT POLE	—○—
EASEMENT LINE	— · — · —	TRAFFIC SIGNAL/POLE	—○—
BROKEN LINE (NOT TO SCALE)	— · — · —	TELEPHONE PEDESTAL	—○—
FEMA 100 YEAR FLOOD	— · — · —	ELECTRIC/POWER METER	—○—
60' PERENNIAL STREAM BUFFER	— · — · —	ELECTRIC PEDESTAL	—○—
WOODS LINE	— · — · —	ELECTRIC JUNCTION BOX	—○—
FENCE LINE	— · — · —	COMMUNICATIONS JUNCTION BOX	—○—
BUILDING SETBACK LINE	— · — · —	TRAFFIC SIGNAL CABINET	—○—
EXISTING CONTOUR LINE	— · — · —	WATER VALVE	—○—
GAS LINE	— · — · —	WATER METER	—○—
WATER LINE	— · — · —	FIRE HYDRANT	—○—
OVERHEAD POWER LINE	— · — · —	GAS MARKER	—○—
OVERHEAD TELEPHONE LINE	— · — · —	GAS METER	—○—
UNDERGROUND POWER LINE	— · — · —	GAS VALVE	—○—
UNDERGROUND TELEPHONE LINE	— · — · —	GAS CATHODIC PROTECTION POST	—○—
SANITARY SEWER LINE	— · — · —	STORM WATER MANHOLE	—○—
STORM SEWER LINE	— · — · —	STORM WATER INLET	—○—
GNSS "GPS" CONTROL (AS NOTED)	— · — · —	SANITARY SEWER MANHOLE	—○—
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	— · — · —	CLEANOUT	—○—
1/2" REBAR W/ CAP SET	— · — · —	SOIL BORING	—○—
COMPUTED POINT	— · — · —	SIGN	—○—
GEODETIC MONUMENT (AS NOTED)	— · — · —		

