

**SITE DEVELOPMENT DATA**

TOTAL SITE AREA TO BE REZONED:	26.95 ACRES
BUFFER AREA:	20.45 ACRES
EXISTING ZONING:	R-12
PROPOSED ZONING :	I-2(CD)
PROPOSED PERMITTED USE:	RESTRICTED TO HOT MIX ASPHALT FACILITY AND QUARRY
MAXIMUM AREA WITHIN WHICH FACILITY MAY BE OPERATED:	6.5 ACRES

**NOTES**

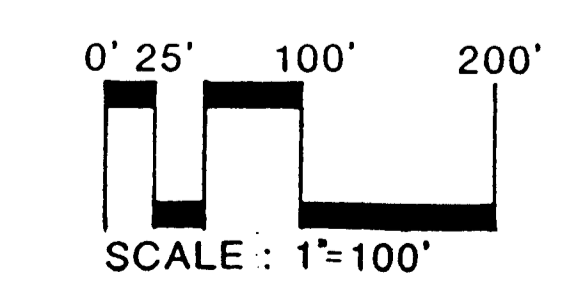
- THIS REQUEST IS FOR THE SOLE PURPOSE OF ALLOWING A HOT MIX ASPHALT FACILITY TO BE LOCATED WITHIN THE GROUNDS OF AN EXISTING ROCK QUARRY OWNED BY MARTIN MARIETTA CORPORATION.
- UPON THE FIRST TO OCCUR OF THE PERMANENT CESSATION OF ROCK QUARRYING OPERATIONS OR THE PERMANENT CESSATION OF HOT MIX ASPHALT OPERATIONS, THE OWNER OF THIS SITE SHALL BE REQUIRED TO PETITION THE GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER ZONING FOR THE SITE TO HAVE THE SITE REZONED FROM THE I-2(CD) CLASSIFICATION TO A CLASSIFICATION WHICH IS CONSISTENT WITH THE 2005 GENERALIZED LAND USE PLAN, THE NORTHEAST DISTRICT PLAN OR ANY MORE DETAILED LAND USE PLAN FOR THE AREA ADOPTED BY THAT GOVERNMENTAL AUTHORITY, IF ONE EXISTS.
- OTHER THAN FOR EMERGENCY OPERATIONS DICTATED BY CONSIDERATIONS RELATING TO HEALTH AND SAFETY, THE HOT MIX ASPHALT FACILITY MAY NOT BE OPERATED ON SUNDAYS NOR MAY IT BE OPERATED EARLIER THAN 7:00 A.M. OR LATER THAN 6:00 P.M. ON ANY OTHER DAY, EXCEPT IN THOSE INSTANCES WHERE A GOVERNMENTAL AGENCY (FEDERAL, STATE, COUNTY, OR CITY) SPECIFIES AS A CONDITION TO ITS PURCHASE CONTRACT THAT HOT MIX ASPHALT BE FURNISHED AT DIFFERENT HOURS.
- THE BUFFER AREAS SHOWN ON THIS REZONING PLAN SHALL REMAIN UNDISTURBED EXCEPT WHERE REQUIRED TO ACCOMMODATE ROADWAY OR UTILITY CROSSINGS.
- A LEFT TURN LANE IN MALLARD CREEK CHURCH ROAD TO PROVIDE SAFE, CONTROLLED ACCESS INTO THE SITE, MUST BE INSTALLED, AT PETITIONER'S EXPENSE, PRIOR TO COMMENCING OPERATIONS OF THE HOT MIX ASPHALT FACILITY.
- PARKING SHALL BE PROVIDED WITHIN THE DESIGNATED DEVELOPMENT AREA TO MEET OR EXCEED ORDINANCE REQUIREMENTS.
- SIGNAGE SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS, EXCEPT THAT SIGNAGE SHALL BE LIMITED TO MONUMENT-TYPE SIGNS AND NO OUTDOOR ADVERTISING OR BILLBOARD SIGNS SHALL BE PERMITTED.
- ALL OUTSIDE LIGHTING MUST BE INSTALLED INSIDE BUFFER LIMITS AND DIRECTED INWARDLY SO AS TO MINIMIZE IMPACTS ON ADJOINING OR NEARBY PROPERTIES.
- ENVIRONMENTAL NOTES:
  - THE HOT MIX ASPHALT FACILITY (HMAF) WILL BE OF THE LATEST AND BEST TECHNOLOGY FOR PRODUCING HOT MIX ASPHALT AND CONTROLLING AIR QUALITY. THE FACILITY MUST SATISFY AND/OR EXCEED ALL LOCAL, COUNTY, STATE, AND FEDERAL AIR QUALITY REQUIREMENTS. ALL STATE AND COUNTY AIR QUALITY PERMITS MUST BE OBTAINED BEFORE COMMENCEMENT OF OPERATIONS.
  - FUGITIVE DUST ORIGINATING AT THE FACILITY WILL BE CONTROLLED THROUGH THE EMPLOYMENT OF PAVED ACCESS ROADS AND OTHER DUST SUPPRESSION SYSTEMS.
  - IN ORDER TO INSURE PROPER NOISE CONTROL, THE FACILITY MUST SATISFY NOISE CONTROL REGULATIONS THE CITY OF CHARLOTTE.
  - IMMEDIATELY AFTER THE PERMANENT CESSATION OF THE HOT MIX ASPHALT FACILITY'S OPERATIONS, THE OWNER MUST CAUSE ALL PLANT AND EQUIPMENT ASSOCIATED WITH THE FACILITY TO BE REMOVED FROM THE SITE AND THE STOCKPILE AREA AND FACILITY AREA TO BE GRADED AND SEEDED WITH GRASS.
- A SECURITY FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE DEVELOPMENT AREA DEPICTED ON THIS REZONING PLAN.
- FIRE HYDRANTS WILL BE LOCATED WITHIN 500' OF THE ASPHALT FACILITY OR AN ADEQUATE WATER SUPPLY SHALL BE INSTALLED AS REQUIRED BY THE MECKLENBURG COUNTY FIRE MARSHALL.
- THE PETITIONER MUST COMPLY WITH ALL SCREENING REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE AS CONTAINED IN SECTION 1601.
- MARTIN MARIETTA CORPORATION WILL DEDICATE TO MECKLENBURG COUNTY FOR USE AS A PART OF ITS GREENWAY PARK SYSTEM THE 250 FOOT STRIP OF LAND WHICH LIES SOUTH OF THE CENTERLINE OF MALLARD CREEK BETWEEN THE EASTERLY AND WESTERLY BOUNDARY LINES (AS EXTENDED) OF THE AREA PROPOSED FOR REZONING.

APPROVED BY COUNTY COMMISSION  
DATE 1/16/90

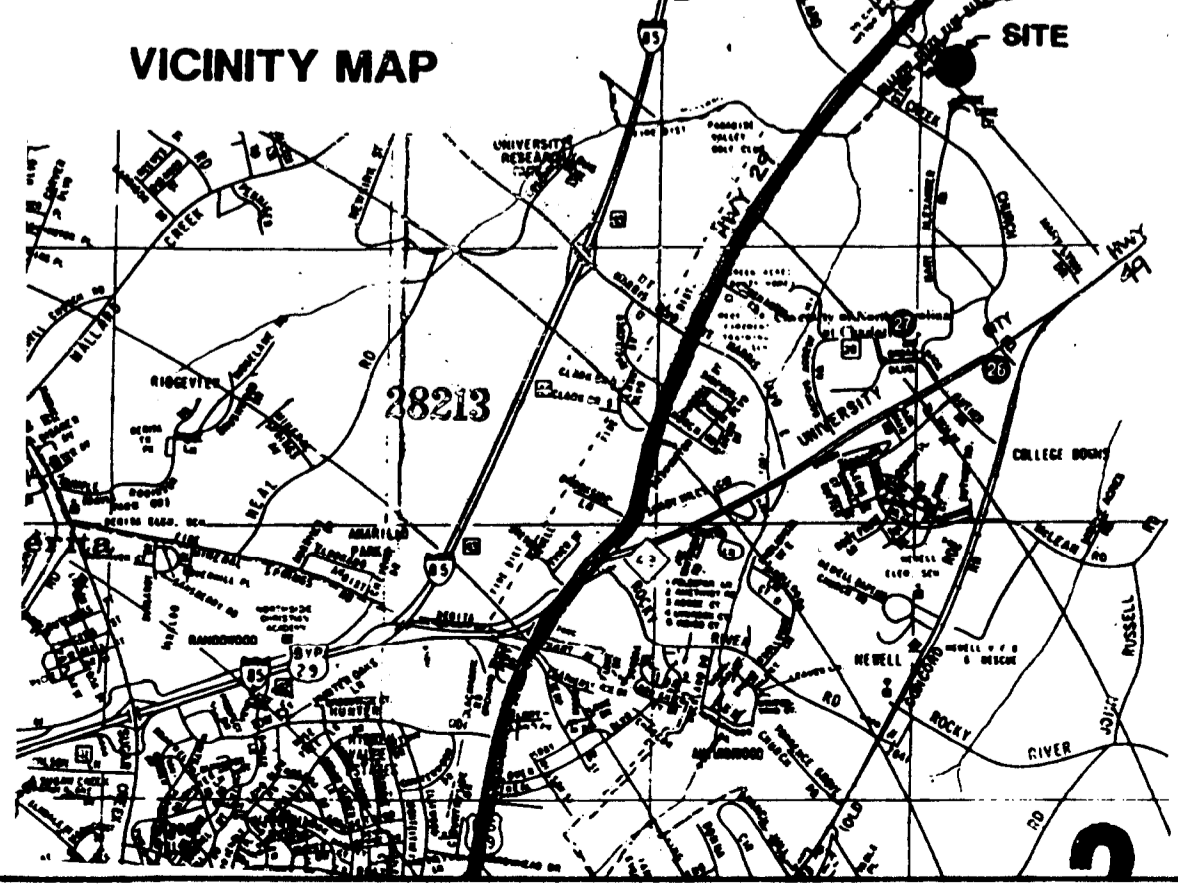
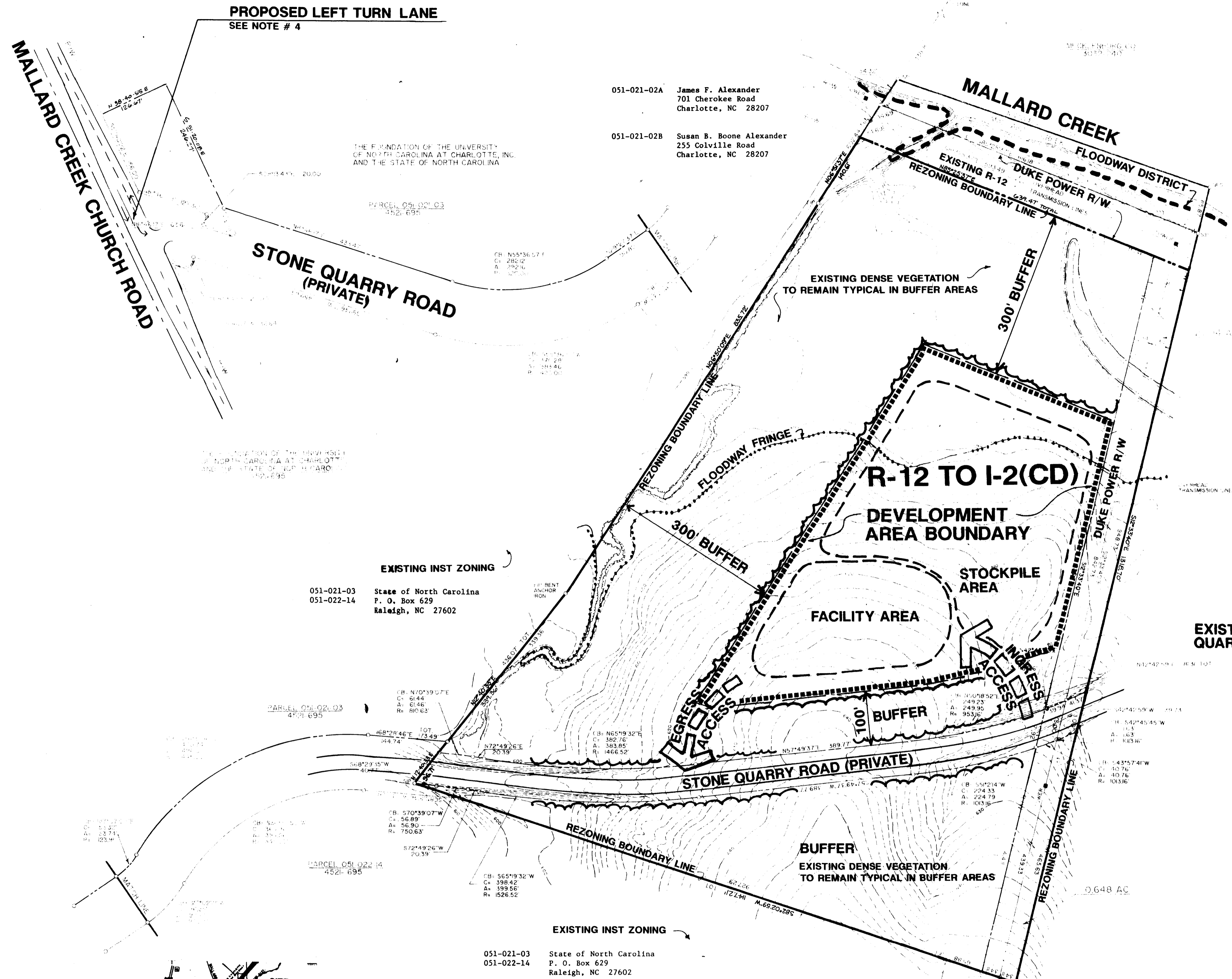
**REZONING PLAN  
FOR  
HOT MIX ASPHALT FACILITY**

FOR  
**REA CONSTRUCTION COMPANY**

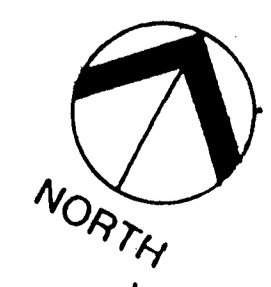
DATE: OCT 9, 1989  
REVISED: NOV. 20, 1989  
DEC. 14, 1989



BOUNDARY SURVEY OF A PORTION OF PROPERTY OF  
**MARTIN - MARIETTA CORP.**  
MALLARD CREEK TWP MECKLENBURG CO., NC.  
JOB # 89-09-52  
SCALE: 1" = 100'  
DATE:  
by:  
CONCORD ENGINEERING AND SURVEYING, INC.  
45 SPRING ST., S.W.  
CONCORD, NC. 28025  
ENGINEERS - SURVEYORS - PLANNERS  
(704) 786-5404, (704) 332-9334



NOTES  
1) CONTOURS TAKEN FROM PLAT ENTITLED 'PLAN & PROFILE OF SERVICE ROAD AND TOPOGRAPHICAL SURVEY' FOR MARTIN MARIETTA BASIC PRODUCTS, PREPARED BY CONCORD ENGINEERING AND SURVEYING INC. AND NOT BY THE ACTUAL SURVEY AT THE TIME.  
2) CONTOURS ALONG, OR ON THE STONE QUARRY ROAD OR THE TRANSMISSION LINE R/W MAY DIFFER AS SHOWN ON THIS PLAT.



PROPOSED LEFT TURN LANE  
SEE NOTE # 4

051-021-02A James F. Alexander  
701 Cherokee Road  
Charlotte, NC 28207

051-021-02B Susan B. Boone Alexander  
255 Colville Road  
Charlotte, NC 28207

STONE QUARRY ROAD  
(PRIVATE)

MALLARD CREEK  
FLOODWAY DISTRICT

EXISTING DENSE VEGETATION  
TO REMAIN TYPICAL IN BUFFER AREAS

R-12 TO I-2(CD)  
DEVELOPMENT  
AREA BOUNDARY

FACILITY AREA

STOCKPILE AREA

EXISTING STONE  
QUARRY AREA

EXISTING DENSE VEGETATION  
TO REMAIN TYPICAL IN BUFFER AREAS

051-021-03 State of North Carolina  
051-022-14 P. O. Box 629  
Raleigh, NC 27602

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051-022-14 P. O. Box 629  
Raleigh, NC 27602