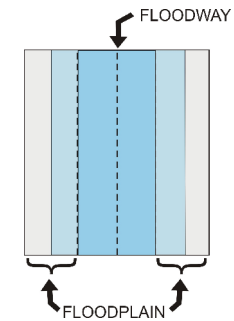


DOCKET #: F1515
(continued from 8/13/09)

PROPOSED ZONING:
GI-S

EXISTING ZONING:
AG

PETITIONER:
Martin Marietta Materials Inc., and Kraig and Amy Nuttall



SCALE: 1" represents 1000'

STAFF: Roberts

GMA: 4

ACRES: 81.65

NEAREST BLDG: 30' south

MAP(S): 666830, 672826



October 14, 2009

Martin Marietta Materials, Inc.
c/o Brian K. North, PE
413 Chimney Rock Road
Greensboro, NC 27409

RE: ZONING MAP AMENDMENT F-1515

Dear Mr. North:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by the Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

Attachment

pc: County Manager's Office

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on zoning map amendment of Martin Marietta Materials, Inc. for property owned by Martin Marietta Materials, Inc. from AG to GI-S (Mining, Quarry and Extractive Industry): property is located on the east side of Hastings Road, south of Oscar Lane; and north side of Charlie Road (Zoning Docket F-1515).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Martin Marietta Materials, Inc.
for property owned by Martin Marietta Materials, Inc.,
Docket F-1515

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of
Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County
of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North
Carolina, are hereby amended by changing from AG to GI-S (Mining, Quarry and Extractive
Industry) the zoning classification of the following described property:

Tract A:

BEGINNING at the SW corner of Forsyth County Tax Parcel Pin # 6873-01-4901,
(hereinafter abbreviated as FCTP), said parcel being owned by Kraig M. Nuttall and described in
DB 2306 PG 4461 said point of beginning being the NE corner of FCTP 6873-01-7671 (Martin-
Marietta Materials, Inc. DB 2702 PG 3750), running thence with the eastern R/W of Hastings
Road N 03°10'04" E 279.20, the SW corner of FCTP '6873-01-9958 (Martin Marietta
Materials, Inc. DB 2792 PG 1135), running thence with the eastern R/W of Hastings Road N
02°09'00" E 207.00' to the SW corner of FCTP 6873-12-1448, running thence with the eastern
R/W of Hastings Road to a point, on a curve to the left having a radius of 914.00' a chord
bearing and distance of N 08°14'24" W 357.88', and N 19°31'48" W 142.13' to an iron, the
SW corner of FCTP 6873-03-4529 (James G; King)) and the NW corner of FCTP 6873-12-1448
(Martin Marietta Materials, Inc. DB 2540 PG 1299), thence S 86°22'26" E 492.79', to an iron,
the SW corner of FCTP 6873-21-3919 (Martin Marietta Materials, Inc. DB 1812 PG 884),
running thence on a line across FCTP 6873-12-1448 (this line is a zoning line, NOT a property
line), S 02°46'52" W 474.65' to a point along the northern line of FCTP 6873-01-9958, running
thence with the northern line thereof S 86°30'00" E 856.87' to the NE corner of FCTP 6873-
01-9958 in the western line of FCTP 6873-21-3919, running thence with the western line thereof
S 14°51'08" W 493.54' to the NE corner of FCTP 6873-01-7671 running thence S 14°51'08" W
158.55, thence S 14°53'05" W 269.46' to the NE corner of FCTP 6873-01-8221 (formally
Dennis Idol but now Martin Marietta) and the SW corner of FCTP 6873-21-3919 (Martin

Marietta Materials Inc. referenced above), running thence S 85°24'00" E 251.65', with six lines to (FCTP 6873-21-3919 Martin Marietta and along Spurgeon Creek) as follows, S 04°11'35" W 53.97', S 43°45'01" W 88.27', S 15°45'38" E 24.82', S 58°05'21" W 74.05', S 50°15'23" W 55.17', S 40°08'47" W 108.82' the NE corner of FCTP 6873-00-5620 (Evelyn M. Crofts, DB 2791 PG 2702), running thence with the northern line thereof S 82°10' 00" W 1027.24', thence N 52°42'07" W 327.42' to a point in the eastern R/W of Hastings Road and the NW corner of FCTP 6873-00-5620, running thence four points with the eastern R/W thereof as follows, N 38°51'08" E 139.20', N 33°59'39" E 100.20', N 23°54'24" E 99.98' N 10°16'08" E 99.98', to the SW corner of FCTP 6873-01-7671, running thence in the eastern R/W of Hastings Road N 05°01'10" E 100.06' and finally, N 03°43'32" E 267.32' to the point and place of beginning, containing 36.508 acres, more or less, being a combination of FCTP 6873-01-9958, 6873-01-7671, 6873-01-8221 and 6873-01-4901, and a 4.595 acre, more or less, portion of FCTP 6873-12-1448.

Tract B:

BEGINNING at an iron, the NW corner of Forsyth County Tax Parcel Pin # 6872-49-4658 (hereinafter abbreviated as FCTP), said parcel being owned by Walter Hunt and described in DB 2876 PG 1480, said point of beginning being the NE corner of FCTP 6872-39-5661 (Martin-Marietta Materials, Inc. DB 2876 PG 1480), running thence with the western line of FCTP 6872-49-4658, S 17°52'29" W 617.73' to an iron, the NW corner of FCTP 6872-49-1199 (Thomas Sells DB 2869 PG 2076), running thence with five lines to Sells as follows; S 50°45'32" W 196.98', S 22°46'11" W 124.16', N 67°13'49" W 192.44', S 22°46'11" W 200.33', S 67°13'49" E 217.44', running thence on a diagonal line across FCTP 6872-38-4715 (this line is a zoning line, NOT a property line), S 22°46'11" W 384.00' to a point along the northern line of FCTP 6872-38-7400, thence S 85°07'00" W 411.52' to an iron, the NW corner of FCTP 6872-38-4347, the NE corner of FCTP 6872-18-3230 (Thomas Sells DB 2869 PG 2076), running thence with the northern and western lines of Sells N 64°11'48" W 224.65' to an iron and S 29°15'14" W 213.84' to an iron in the northern R/W of Charlie Road, running thence with the northern R/W thereof N 50°33'19" W 201.39' to a point, on a curve to the left having a radius of 996.18' a chord bearing and distance of N 59°03'26" W 294.35' to a point, and N 67°33'11" W 303.27' to an iron in the eastern line of FCTP 6872-18-0588 (Thomas Sells DB 2869 PG 2076), running thence with the eastern line of Sells and the eastern line of FCTP 6872-19-0021 (Martin-Marietta Materials, Inc. DB 2604 PG 254) N 34°17'48" E 344.81' to an iron, the NE corner of FCTP 6872-19-0021 in the southern line of FCTP 6872-19-9574 (DB 2540 PG 1299), running thence with the southern line thereof S 80°25'36" E 90.96' to a point, the SE corner of FCTP 6872-19-9574 and the SW corner of FCTP 6872-29-8573 (Martin-Marietta Materials, Inc. DB 2680 PG 871), running thence on a diagonal line across FCTP 6872-29-8573 (this line is a zoning line, NOT a property line), N 42°05'49" E 1256.14' to an iron, the NW corner of FCTP 6872-39-5661, and the SW corner of FCTP 6873-30-5268 (Jonathan Devane DB 2587 PG 1302), running thence with the southern line of Devane S 78°22'25" E 450.28' to an iron, the SW corner of FCTP 6873-40-1266 (Lewis Peacock DB 1301 PG 347), running thence with the southern line of Peacock S 79°38'02" E 389.92' to an iron and S 79°35'51" E 47.71' to the point and place of beginning, containing 40.568 acres, more or less, being a combination of FCTP 6872-38-4715, 6872-36-5661, and a 3.594 acre, more or less, portion of FCTP 6872-29-8573.

Section 2. This Ordinance is adopted after approval of the site plan entitled Salem Stone Quarry, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Martin Marietta Materials, Inc. for property owned by Martin Marietta Materials, Inc.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Salem Stone Quarry. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Martin Marietta Materials, Inc. for property owned by Martin Marietta Materials, Inc. (Zoning Docket F-1515). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GI-S (Mining, Quarry and Extractive Industry), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the GI-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. Developer shall obtain all necessary Mining Permits from the NC Division of the Environment and Natural Resources (DENR), copies of which must be provided to the Inspection's Division.
 - b. Developer shall record negative access easements across the frontage of Hastings Road and Charlie Road.
- **OTHER REQUIREMENTS:**
 - a. Developer shall permanently retain the proposed berm along Hastings Road and vegetate as per Chapter C, Article V Section 5-7(D)(2) of the UDO.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1515		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Martin Marietta Materials, Inc.		
Owner(s)	Same		
Subject Property	PIN #'s 6873-01-9958, 8221, 7671, 4901, 6872-39-5661, and portions of 6872-29-8573, 6872-38-4715, and 6873-12-1448		
Address	Tract A - 3975 Hastings Road; Tract B - adjacent to 6064 Charlie Road		
Type of Request	Special use rezoning from AG to GI-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural District; 40,000 sf minimum lot size) to GI-S (General Industrial District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Mining, Quarry, or Extractive Industry 		
Continuance History	The request was continued from the August 13, 2009 Planning Board meeting to the October 8 meeting.		
Zoning District Purpose Statement	The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in Growth Management Areas 1, 2, and 3.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	While the site is located within GMA 4 rather than 1, 2 or 3, it is adjacent to existing GI-S zoning.		
GENERAL SITE INFORMATION			
Location	Two tracts located on the east side of Hastings Road, south of Oscar Lane; and north side of Charlie Road		
Jurisdiction	Forsyth County		
Site Acreage	Approximately 81.65 acres		
Current Land Use	The sites are primarily undeveloped with the exception of a few single family homes (to be removed).		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI-S & AG	Quarry and undeveloped property
	East	GI-S & AG	Quarry and undeveloped property

	South	AG	Undeveloped property and single family homes	
	West	AG & GI-S	Quarry and single family homes	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed rock quarry expansion is compatible with the existing quarry operation. Due to the specifics of the proposed site plan, the surrounding low density residential development should not experience any negative impacts such as aesthetics, noise or vibration associated with the subject request.			
Physical Characteristics	Tract A abuts Spurgeon Creek and its associated floodplain to the east. Both Tract A and Tract B contain areas of mature vegetation with variable topography. Spurgeon Creek, also shown as a wetland on the USGS Quad map, flows south to Lake Thom-A-Lex in Davidson County.			
Proximity to Water and Sewer	Neither public water nor sewer is available to the site.			
Watershed and Overlay Districts	The site is located in the Abbotts Creek Watershed, a WS-III protected water supply which provides water for the cities of Thomasville and Lexington in Davidson County. This site is regulated under the Forsyth County Watershed Protection Ordinance. The site plan proposes no impervious surface and is in compliance with the UDO requirements.			
Analysis of General Site Information	The site is located in the Abbotts Creek WS III Watershed. It also contains a small amount of floodplain and an overhead transmission line. The proposed site plan works well to address these site constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Hastings Road	Collector Street	1,722'	1,200	NA
Charlie Road via a private access easement	Local Street	801' along said easement	NA	NA
Proposed Access Point(s)	Both sites will be accessed internally from the existing adjacent quarry site which is accessed from High Point Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: AG</u> 81.65 acres x 43,560 sf / 40,000 = 88 lots x 9.57 (SFR Trip Rate) = 842 Trips per Day <u>Proposed Zoning: GI-S</u> No comparable trip generation rate available for quarries.			
Analysis of Site Access and Transportation Information	Access to the subject property will be through the existing quarry onto High Point Road. No new points of access are proposed and the petitioner has agreed to record negative access easements along Hastings Road and Charlie Road.			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Future Growth Area (GMA 4)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Legacy</i> recommends protecting residential areas from inappropriate commercial and industrial encroachment. <i>Legacy</i> also recommends expanding existing large and small business to provide a broad range of employment opportunities. • A significant amount of the land area between Greensboro, High Point and Winston-Salem is currently in open space and agriculture. However, existing land use plans of the adjoining communities have identified large portions of this area for future growth. Such development should add to rather than detract from the overall quality of life. (p. 70)
Relevant Area Plan(s)	<i>Union Cross/Southeast Forsyth County Area Plan, 2004</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>Union Cross/Southeast Forsyth County Area Plan's</i> proposed land use map recommends both Tract A and Tract B for rural conservation subdivisions with a minimum of 50% open space. However, the plan also recommends allowing for the expansion of existing quarries within property currently owned by the mining companies to discourage expansion beyond those limits and any requests for new quarries. • However, it should be noted that the Board of County Commissioners adopted the plan with the clarification that "...it is not the intent of the County to sanction, adopt or require the adoption of these voluntary or optional initiatives which may or may not be consistent with the <i>Legacy Comprehensive Plan</i>, the <i>Unified Development Ordinances (UDO)</i> or other applicable law or otherwise priorities for the County."
Amount of AG land rezoned since 12-31-94	2,027.23 acres have been rezoned from AG with a balance of 59,334.98 acres. If this case is approved, a total of 2,108.88 acres of AG will have been rezoned with a balance of 59,253.33 acres.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The subject request would allow for the storage of dirt in the form of large berms which would be removed from the existing adjacent quarry operation. This removal of material would in turn permit further quarrying to take place on the existing GI-S zoned site. Blasting would be limited to the areas of the quarry which are already zoned GI-S.</p> <p>This type of operation is very location specific depending on where the resource can most practically be obtained, processed and distributed.</p>

The request would allow for the further extraction and processing of a natural resource (stone) which is a necessary component of most construction and development activities.

The site is located within the *Union Cross/Southeast Forsyth County Area Plan* which was adopted in 2004. The plan recommends allowing for the expansion of existing quarries within property currently owned by the mining companies. While some of the acreage of the subject request has been recently purchased by the petitioner, staff is of the opinion that the specifics of the site plan will result in a substantial degree of protection to the adjacent single family homes and would not serve as a basis for future non-residential rezoning requests on the opposite side of the abutting streets.

Specifically, in order to minimize the impact of the subject request along Hastings Road and Charlie Road, the petitioner has agreed to prohibit access to said roads and provide a 100' undisturbed buffer along them. Beyond the 100' buffer is where the slope of the berms would begin with the heights ranging from 90' to 120'. At the request of staff, the petitioner has also agreed to plant tree seedlings along the portion of the berm which faces Hastings Road and to a condition that said portion will not be removed.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1460	AG to GI-S	Approved 5-22-06	Directly north and west	118.81	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	There are no buildings proposed.	
Impervious Coverage	Maximum	Proposed
	24% in WS III	0%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.4 (C) General Industrial Chapter B, Article II, Section 2-5.52 Mining, Quarry, or Extractive Industry use conditions 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	Pending State and Local permits
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.	

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request will allow for the expansion of an operation which processes a natural resource which is a necessary component of most construction and development activities.	The subject request will allow the expansion of an operation which is characterized by noise, vibration and truck traffic.
Request proposes no new points of access.	
The request includes measures which should provide a substantial degree of protection to the adjacent single family homes which is consistent with <i>Legacy</i> .	
The surrounding development pattern is agricultural and low density residential thus minimizing the degree of off site impacts.	
Although this is part of the quarry operation, no blasting/extraction will take place.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF ANY PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain all necessary Mining Permits from the NC Division of the Environment and Natural Resources (DENR), copies of which must be provided to the Inspection's Division. b. Developer shall record negative access easements across the frontage of Hastings Road and Charlie Road. • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. Developer shall permanently retain the proposed berm along Hastings Road and vegetate as per Chapter C, Article V Section 5-7(D)(2) of the UDO. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Wesley Curtis

VOTE:

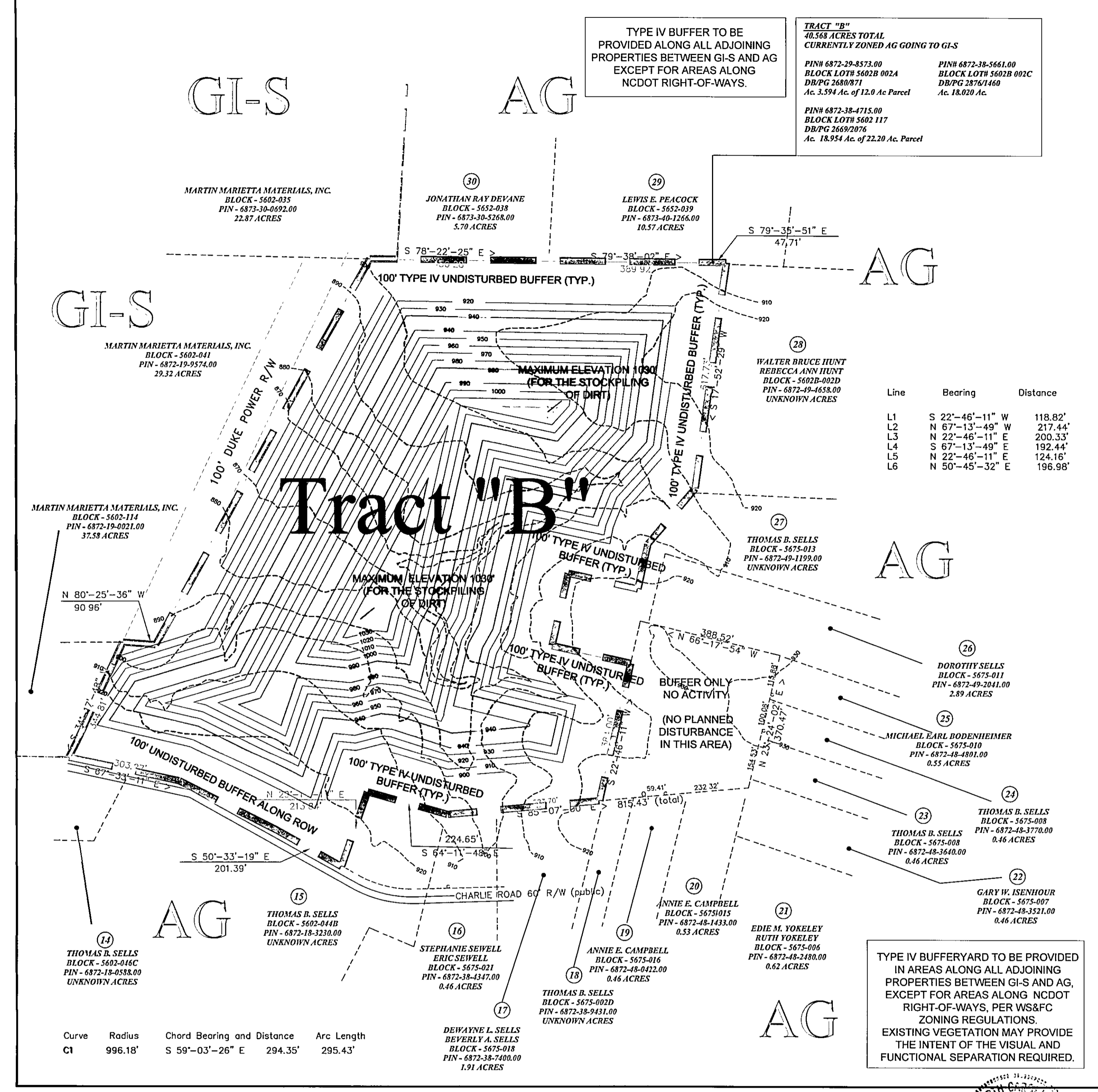
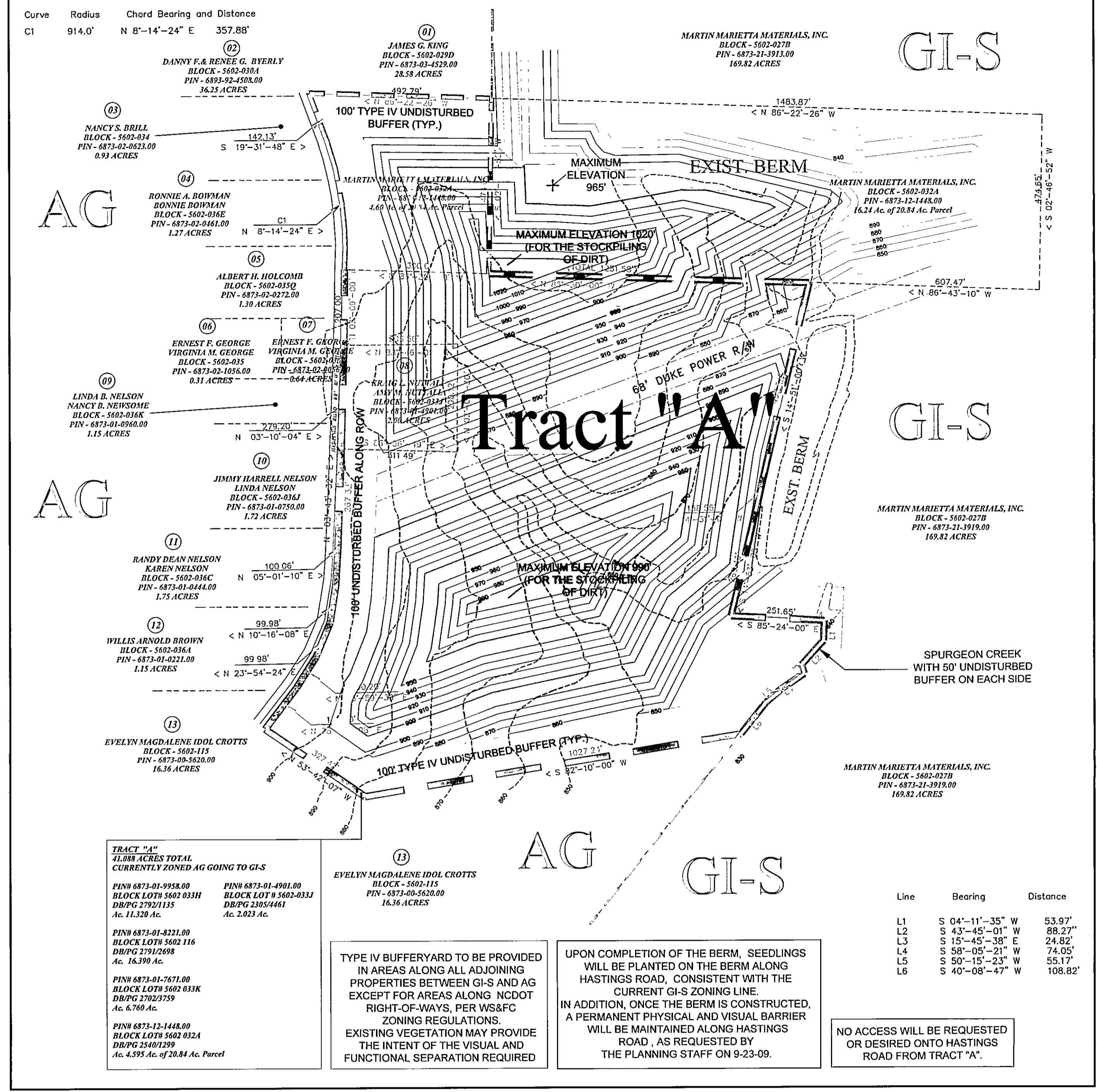
FOR: Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Darryl Little, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

According to information furnished on October 13, 2009 by the Office of the Tax Assessor, the subject property was in the name of Martin Marietta Materials, Inc.

A. Paul Norby, FAICP
Director of Planning



SITE PLAN LEGEND

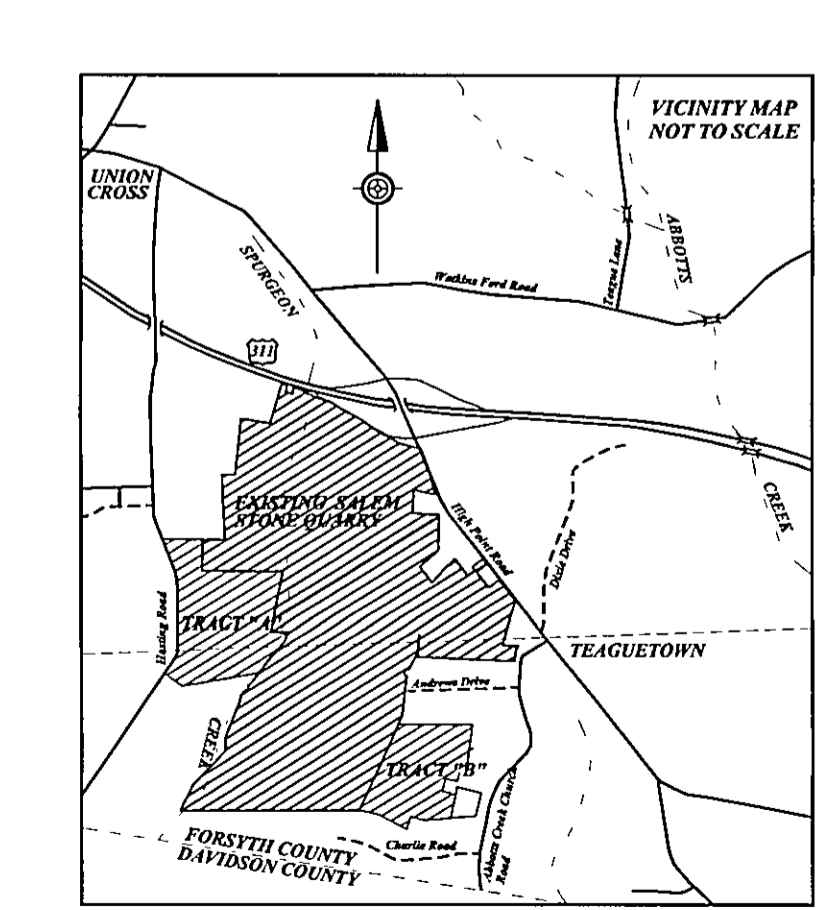
REVIEW INFORMATION	ZONING	OFF-STREET PARKING (if applicable)
TYPE OF REVIEW - SITE PLAN AMENDMENT - SPECIAL USE PERMIT (SELECTS MAY ONLY) - FINAL PLAN DEVELOPMENT - PRELIMINARY SUBDIVISION - PLANNING BOARD REVIEW	EXISTING ZONING AG PROPOSED ZONING GI-S EXISTING USE MINING PRELIMINARY SUBDIVISION QUARRY OR EXTRACTIVE	PROPOSED PARKING: N/A REQUIRED PARKING: SPACES/ PARKING PROVIDED: _____
JURISDICTION	INDUSTRY	OFF-STREET LOADING (if applicable)
CITY OF WINSTON-SALEM FORSYTH COUNTY VILLAGE OF CLEMENS TOWN OF WALKERTOWN	LOADING/UNLOADING SPACES REQUIRED: N/A LOADING/UNLOADING SPACES PROVIDED: N/A SIZE: _____ FT X _____ FT	LOADING/UNLOADING SPACES PROVIDED: N/A SIZE: _____ FT X _____ FT
PURPOSE STATEMENT	DENSITY CALCULATIONS	WATERSHED CALCULATIONS
THE PURPOSE OF THIS REVIEW IS TO BECOME BLS&C AG.	# OF UNITS OR LOTS: N/A DENSITY: UNITS/LOTS DEF. AC Note: If more than one type of residential use is shown, provide the number of units & density (include down by type).	USE THIS CALCULATION FOR PROJECTS LOCATED WITHIN RESIDENTIAL WATER SUPPLY WATERSHEDS FOR SITES LOCATED IN WATER SUPPLY WATERSHEDS AND WITHIN THE JURISDICTION OF THE CITY OF WINSTON-SALEM OR FORSITH COUNTY IN THE SALEM LAKE WATERSHED.
FROM AG TO GI-S	PROPERTY INFORMATION	WATERSHED CALCULATIONS
NEARBY INFRASTRUCTURE PUBLIC PRIVATE WATER: _____ SEWER: _____ STREETS: _____	LINEAR FEET OF PUBLIC ROADS: _____ FT. PIN: N/A SITE SIZE AND COVERAGE TOTAL ACREAGE: 486.64 ACRES SITE COVERAGE: BUILDING TO LAND: 0.02 PAVEMENT TO LAND: 0.02 OPEN SPACE: 0.02 BUILDING SQUARE FOOTAGE: MAXIMUM 50,000 SQ. FT. BUILDING HEIGHT: N/A FT.	USE THIS CALCULATION FOR PROJECTS LOCATED WITHIN RESIDENTIAL WATER SUPPLY WATERSHEDS. SEE REVERSE SIDE FOR CALCULATION LEGEND. - VS-III WATERSHEDS - SALEM LAKE, ABBOTT CREEK, AND LAKE BRANT - VS-IV WATERSHEDS - OAK HOLLOW/HAMMOND LAKE, KERNERSVILLE LAKE, WARDEN RIVER, AND DAN RIVER

SITE PLAN LEGEND

WATERSHED CALCULATIONS (if applicable)	WATERSHED CALCULATIONS (if applicable)
WATERSHED CALCULATIONS ARE REQUIRED FOR ALL NEW RESIDENTIAL DEVELOPMENT AND RESIDENTIAL DEVELOPMENT USING BUILT WATERSHED AREAS FOR SITES LOCATED IN WATER SUPPLY WATERSHEDS AND WITHIN THE JURISDICTION OF THE CITY OF WINSTON-SALEM OR FORSITH COUNTY IN THE SALEM LAKE WATERSHED.	WATERSHED CALCULATIONS ARE REQUIRED FOR PROJECTS LOCATED IN THE SALEM LAKE WATERSHED AND WITHIN THE JURISDICTION OF THE CITY OF WINSTON-SALEM OR FORSITH COUNTY.
SIDA APPLICATION SUBMITTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	SIDA APPLICATION SUBMITTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CALCULATION #1	CALCULATION #2
NAME OF WATERSHED: ABBOTT CREEK TOTAL SITE SQUARE FOOTAGE: 486.61 AC. (Total property owned by M&M at Salem Stone Quarry) LEAS EXISTING BUILT UPON AREA (AS OF 1/1/94): 486.61 AC. VACANT LAND AREA (AS OF 1/1/94): 486.61 AC. MAXIMUM NEW BUILT UPON AREA: 0 Sq Ft > 30% OF BELOW TIMES VACANT LAND AREA > VS-IV BALANCE OF WATERSHEDS > 30% IF NO CURB AND GUTTER > VS-IV RESERVATION PROTECTION AREA & VS-III WATERSHED: 240 TOTAL MAXIMUM COVERAGE: 11 AC. EXISTING BUILT UPON AREA PLUS MAXIMUM NEW BUILT UPON AREA: PROPOSED BUILT UPON AREA: 0 Sq Ft	TOTAL SITE SQUARE FOOTAGE: _____ Sq Ft MAXIMUM CALCULATED COVERAGE: _____ Sq Ft > 30% WITHIN THE RESERVATION PROTECTION AREA > 24% WITHIN THE BALANCE OF THE WATERSHED > 30% WITH STORMWATER CONTROL. EXISTING BUILT UPON AREA: _____ Sq Ft > WINSTON-SALEM (as of July 1, 1993) > FORSITH COUNTY (as of January 1, 1994) MAXIMUM ALLOWABLE COVERAGE: _____ Sq Ft GREATER OF MAXIMUM CALCULATED COVERAGE OR EXISTING BUILT UPON AREA: PROPOSED BUILT UPON AREA: _____ Sq Ft

TRACT	ADJACENT OWNER	ACRES	PIN #
(01)	JAMES G. KING	28.59	6873-03-4229.00
(02)	DANNY A. RENEE BYERLY	36.25	6873-02-4958.00
(03)	NANCY S. BRILL	0.93	6873-02-0623.00
(04)	RONNIE A. BOWMAN	1.27	6873-02-0468.00
(05)	ALBERT H. HOLCOMB	1.39	6873-02-0272.00
(06)	ERNEST F. & VIRGINIA M. GEORGE	0.31	6873-02-1056.00
(07)	ERNEST F. & VIRGINIA M. GEORGE	0.64	6873-02-0956.00
(08)	KENNY & LINDA M. NEWMAN	2.00	6873-02-0991.00
(09)	LINDA B. NELSON & NANCY B. NEWSOME	1.15	6873-01-0500.00
(10)	JIMMY HARRELL & LINDA NELSON	1.22	6873-01-0750.00
(11)	RANDY DEAN & KAREN NELSON	1.75	6873-01-0444.00
(12)	WILLIS ARNOLD BROWN	1.15	6873-01-0221.00
(13)	EVELYN MAGDALENE IDOL CROTT	16.36	6873-00-5620.00
(14)	THOMAS R. SELLS	0.46	6873-18-0588.00
(15)	THOMAS R. SELLS	0.46	6873-18-0588.00
(16)	THOMAS R. SELLS	0.46	6873-18-0588.00
(17)	STEPHANIE SEWELL	0.46	6873-18-0588.00
(18)	DEWAYNE L. SELLS	0.46	6873-18-0588.00
(19)	ANNE E. CAMPBELL	0.46	6873-18-0588.00
(20)	THOMAS R. SELLS	0.46	6873-18-0588.00
(21)	EDIE M. YOKEY	0.46	6873-18-0588.00
(22)	GARY W. ISENHOUR	0.46	6873-18-0588.00
(23)	THOMAS R. SELLS	0.46	6873-18-0588.00
(24)	THOMAS R. SELLS	0.46	6873-18-0588.00
(25)	MICHAEL EARL BODENHEIMER	0.46	6873-18-0588.00
(26)	DOROTHY SELLS	0.46	6873-18-0588.00
(27)	THOMAS R. SELLS	0.46	6873-18-0588.00
(28)	WALTER BRUCE & REBECCA ANN HUNT	0.46	6873-18-0588.00
(29)	LEWIS E. PEACOCK	0.46	6873-18-0588.00
(30)	JONATHAN RAY DEYANE	0.46	6873-18-0588.00
(31)	JONATHAN RAY DEYANE	0.46	6873-18-0588.00
(32)	LEWIS E. PEACOCK	0.46	6873-18-0588.00
(33)	JONATHAN RAY DEYANE	0.46	6873-18-0588.00

UNKNOWN - NO ACREAGE LISTED ON FORSITH COUNTY GIS WEBSITE



Engineer's Certification

I, Brian K. North, as a duly registered Professional Engineer in the state of North Carolina, certify that I have examined this Site Plan and being familiar with the provisions of the Site Plan submittal checklist, attest that this plan has been prepared in accordance with best professional judgment. This certification shall in no way relieve the owner or operator of the facility from liability by this plan of their duty to prepare and fully implement such plan.

PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1" = 200'

EXISTING ZONING LINE BETWEEN AG AND GI-S
TRACTS (A & B) TO BE ZONED
INDEX CONTOUR
PROPOSED CONSTRUCTION CONTOUR
ADJACENT BOUNDARY
PROPOSED BUFFER AREA
PROPOSED BERM

Martin Marietta Aggregates
RALEIGH, N.C.
SALEM STONE QUARRY SITE PLAN

OWNER: MARTIN MARIETTA MATERIALS, INC.
2710 WYCUFF ROAD, RALEIGH, NC 27607
(336) 389-6516 FAX: (336) 605-3628
EMAIL: BRIAN.NORTH@MARTINMARIETTA.COM

QUARRY: SALEM STONE

FILE NAME:	44318-SP-9-23-09	DATE:	DATE:	JOB NO.
1	8/21/09	8/21/09		
2	7/28/09	7/28/09		
3	7/28/09	7/28/09		

F-1515 Revised File Copy