REZONING AND CUP
FOR
VULCAN STAFFORD QUARRY
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DEVELOPMENT SUMMARY

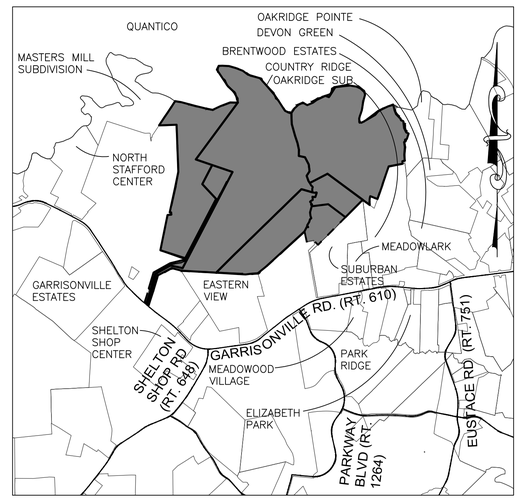
SUBJECT PARCELS	19–64, 19–65, 19–67T, 20–2, 20–3, 20–3A, 20–4A
TOTAL SITE AREA TOTAL CUP AREA	603.22 AC 601.94 AC (SEE AREA TABULATION)
EXISTING ZONE PROPOSED ZONE	A–1 AGRICULTURAL & M–2 HEAVY INDUSTRIAL M–2 HEAVY INDUSTRIAL (M–2 PARCELS NOT BEING REZONED SUBJECT TO PROFFERS)
ZONING INFORMATION MAXIMUM FLOOR AREA RATIO	1.0
OPEN SPACE REQUIRED (INCLUDES CURRENT AND PROPOSED M–2 LAND)	25% OR 144.61 AC (BASED ON 578.42 AC)
MINIMUM YARDS	FRONT 40' SIDE 40' REAR 40'
MAXIMUM HEIGHT ALLOWED	75'

REZONING AND CUP AREA TABULATION

Tax Map No.	Area (AC.)	CUP Area (Ac.)	Area To be Zoned M-2 (Ac.)	Area To remain A-1 (Ac.)	Existing Asphalt Plant Area (Ac.)	Future Asphalt Plant Area (Ac.)	Future Concrete Plant Area (Ac.)
19-64	99.64	99.64				18.64	12.16
19-65	239.41	239.41					
19-67T	16.13	16.13		0.30	16.13		
20-2	56.65	56.65					
20-3	18.56	17.28		18.56			
20-3A	21.91	21.91	18.63	3.28			
20-4A	150.92	150.92	4.39	2.66			
AREA TOTALS:	603.22	601.94	23.02	24.8	16.13	18.64	12.16

GENERAL NOTES

1. BOUNDARY INFORMATION TAKEN FROM LAND RECORDS AND A BOUNDARY SURVEY BY H. AUBREY HAWKINS ASSOCIATES, LTD, DATED JULY 21, 2017, SIGNED JULY 21, 2017.
2. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM STAFFORD COUNTY GIS RECORDS.
3. THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS MAPPED ON FEMA FIRM MAP# 5101540127E, DATED FEBRUARY 4, 2005. THERE IS A PORTION THAT IS WITHIN ZONE A, AND THE NORTHERN BOUNDARY LINE ALONG AQUIA CREEK IS WITHIN ZONE AE.
4. PORTIONS OF THESE PARCELS ARE PART OF THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
5. A TITLE REPORT HAS NOT BEEN FURNISHED AND ALL EXISTING EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN ON THIS PLAN.
6. THE MAJORITY OF THIS PROPERTY IS CURRENTLY DEVELOPED AS AN EXISTING QUARRY. THE UNDEVELOPED SECTIONS HAVE MATURE TREE GROWTH.
7. THERE ARE NO KNOWN CEMETERIES ON THIS PROPERTY.
8. ACCESS FOR DEVELOPMENT OF THE PROPERTY IS EXISTING FROM GARRISONVILLE ROAD.
9. THE APPROVAL OF THE GENERALIZED DEVELOPMENT PLAN DOES NOT DEEM THE PROJECT TO BE IN COMPLIANCE WITH ALL OF THE SUBDIVISION AND ZONING REQUIREMENTS. FUTURE SITE DEVELOPMENT PLANS MAY NEED TO BE AMENDED TO COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
10. AREA ON GPD DESIGNATED AS "LIMITS OF BERM" CAM BE USED FOR EROSION AND SEDIMENT, AND STORMWATER CONVEYANCE, AND STORMWATER MANAGEMENT.



VICINITY MAP
1" = 2000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERALIZED DEVELOPMENT PLAN
3	EXISTING ZONING EXHIBIT
4	REZONING EXHIBIT
5	REZONING PLAT

OWNER INFORMATION FOR ALL PARCELS WITHIN CUP AREA

TAX MAPS 19–64, 19–65, 20–2, 20–3A, 20–4A
VULCAN LANDS, INC.
1200 URBAN CENTER DRIVE
BIRMINGHAM, AL 35242–2545
205–298–3000

TAX MAP 19–67T
EUROVIA ATLANTIC COAST LLC
14500 AVION PKWY STE 310
CHANTILLY VA 20151–1108

TAX MAP 20–3
LEMING H CLARK &
PATRICIA A HEALY
157 DUN ROVIN LN
STAFFORD VA 22556–1423

APPLICANT

VULCAN CONSTRUCTION MATERIALS, LP.
1200 URBAN CENTER DRIVE.
BIRMINGHAM, AL 35242–2545
205–298–3000

PLANNER/ENGINEER

LEGACY ENGINEERING, P.C.
419 CHATHAM SQUARE OFFICE PARK
FREDERICKSBURG, VA 22405
(540) 373–8350
CONTACT: BRUCE A. REESE

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REZONING AND CUP
VULCAN STAFFORD QUARRY
COVER
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	DATE	REVISION	NO

COMMONWEALTH OF VIRGINIA
BRUCE A. REESE
Lic. No. 22807
8/29/19
PROFESSIONAL ENGINEER

FILE NO.	SHEET
DATE 8/29/19	1 OF 5
SCALE AS SHOWN	

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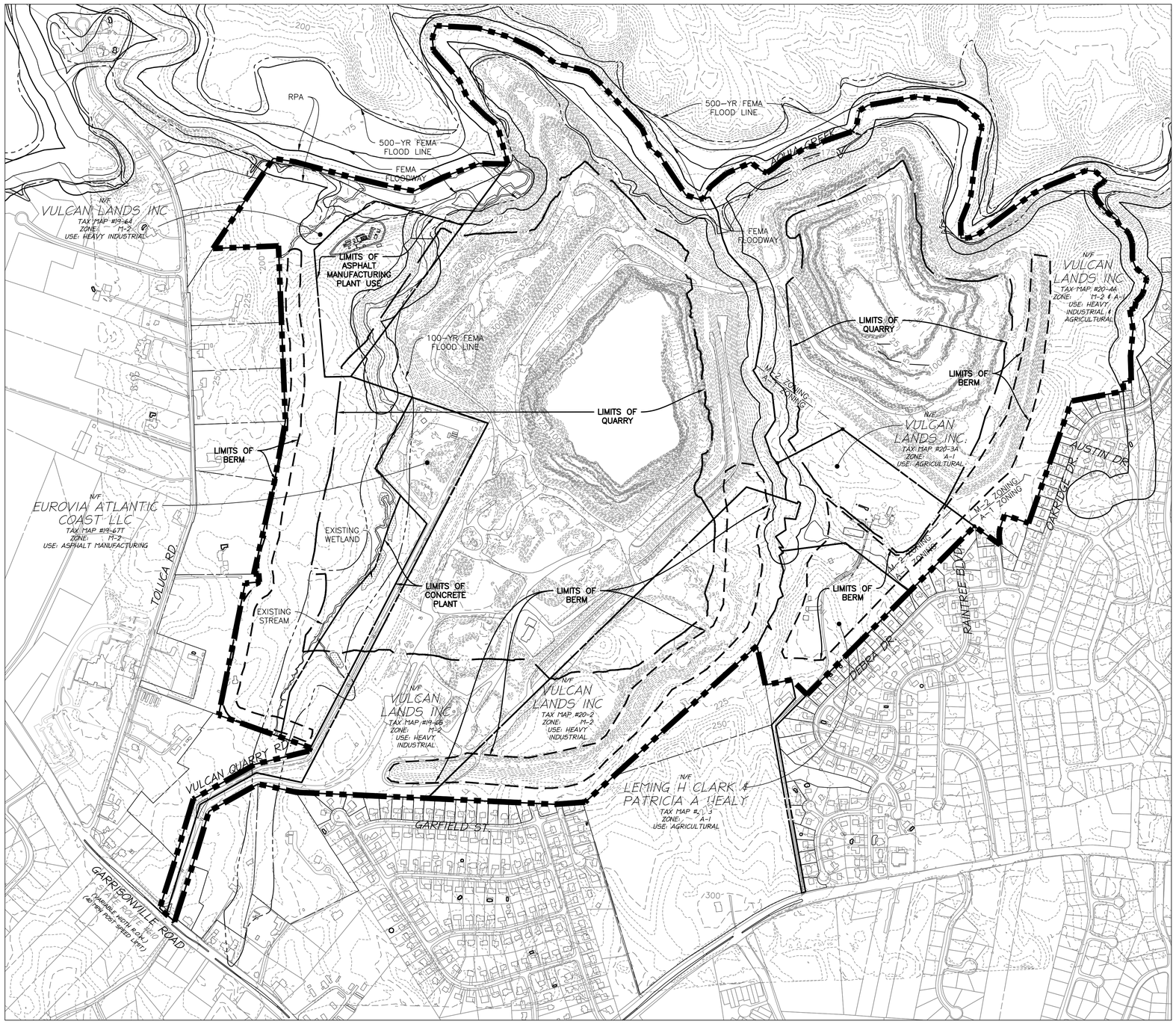
LEGEND

- BOUNDARY
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- LIMITS OF RPA
- LIMITS FEMA FLOODPLAIN
- LIMITS OF EXPANDED QUARRY
- LIMITS OF BERM
- LIMITS OF CUP



GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

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VULCAN STAFFORD QUARRY

REZONING AND CUP
GENERALIZED DEVELOPMENT PLAN

ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

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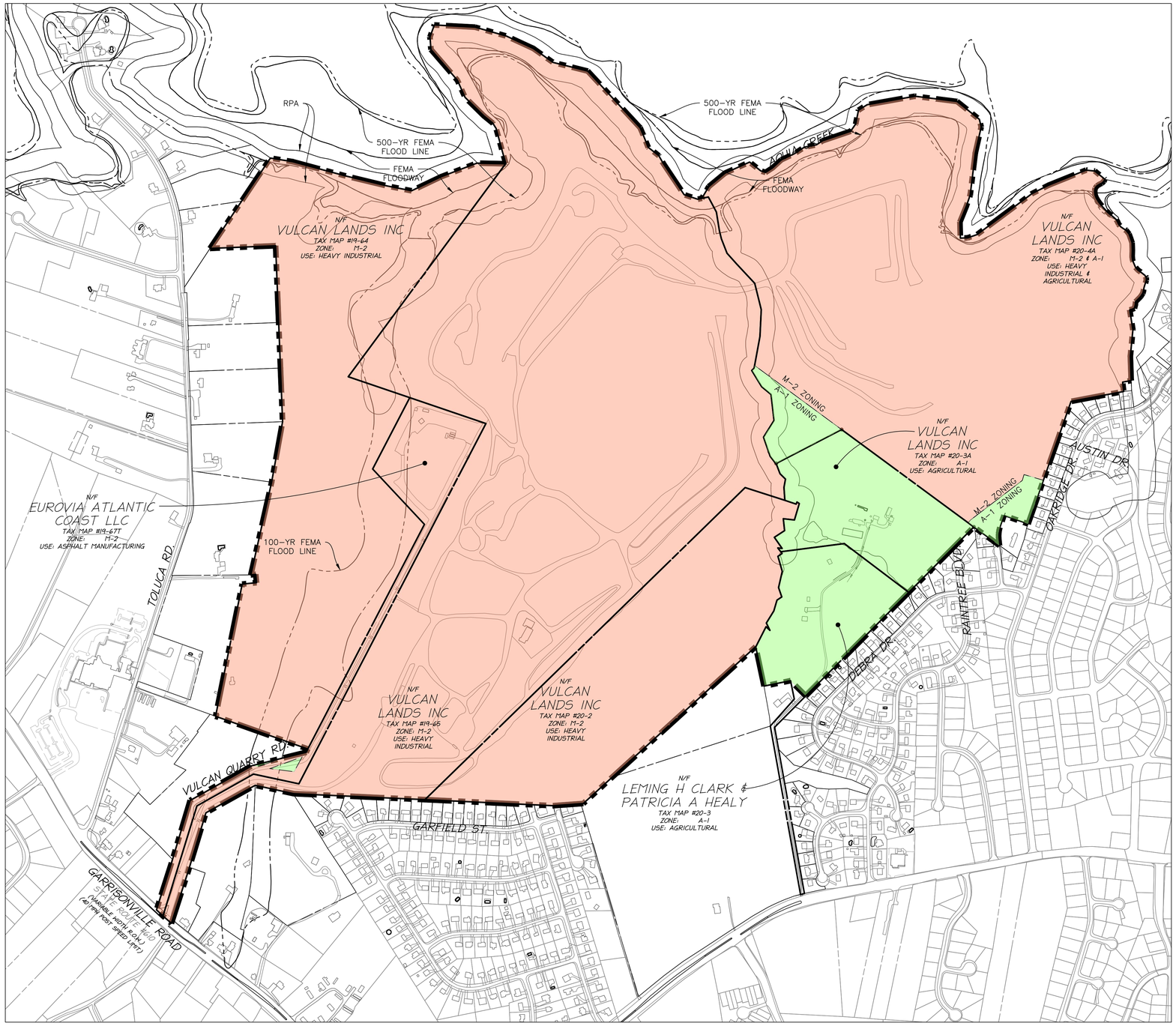
LEGEND

- BOUNDARY
- LIMITS OF RPA
- LIMITS FEMA FLOODPLAIN
- LIMITS OF CUP
- M-2 ZONE
- A-1 ZONE



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VULCAN STAFFORD QUARRY

REZONING AND CUP

EXISTING ZONING EXHIBIT

ROCK HILL MAGISTERIAL DISTRICT

STAFFORD COUNTY, VA

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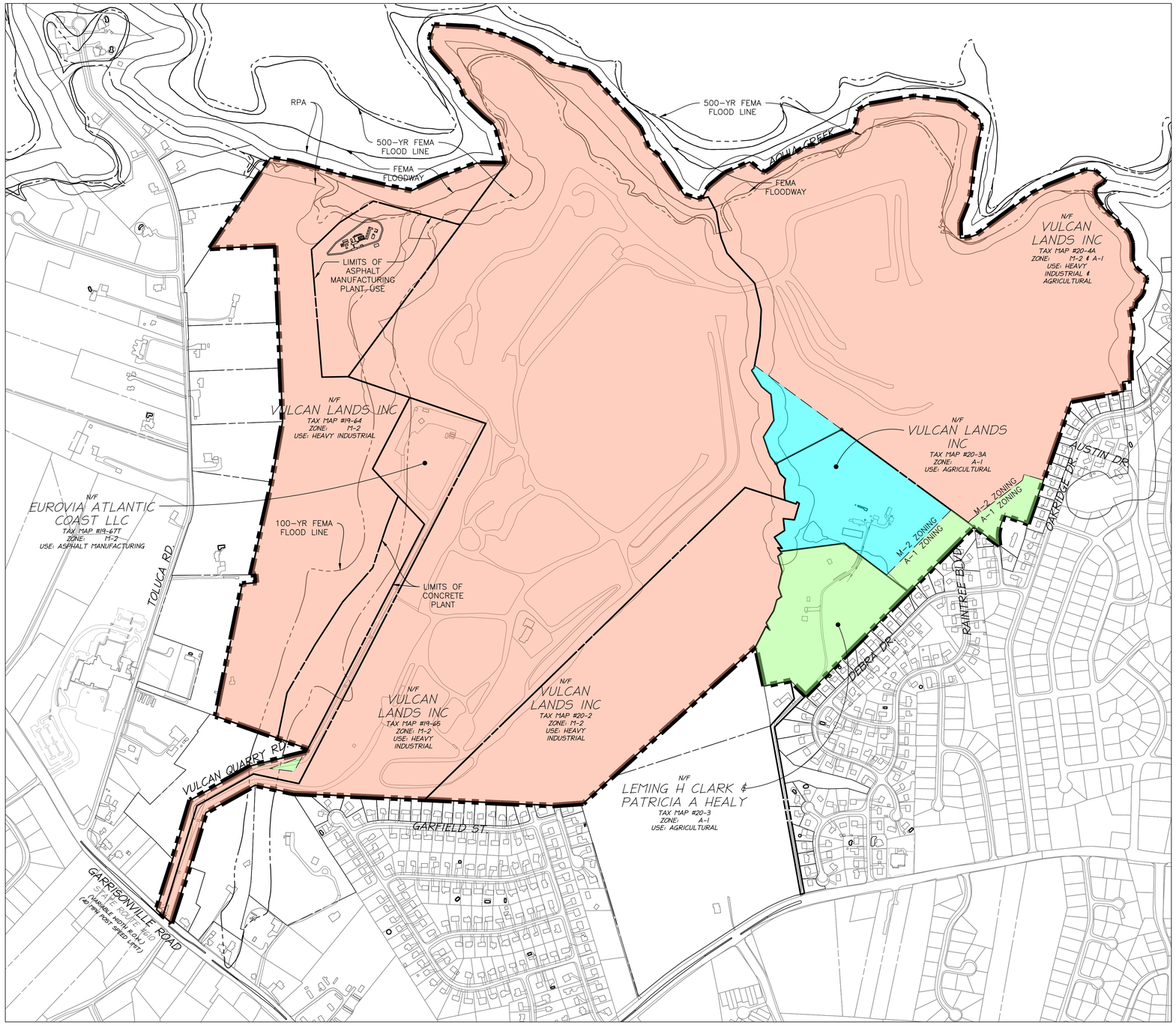
LEGEND

- BOUNDARY
- LIMITS OF RPA
- LIMITS FEMA FLOODPLAIN
- LIMITS OF CUP
- EX. M-2 ZONE
- EX. A-1 ZONE
- RE-ZONED A-1 TO M-2



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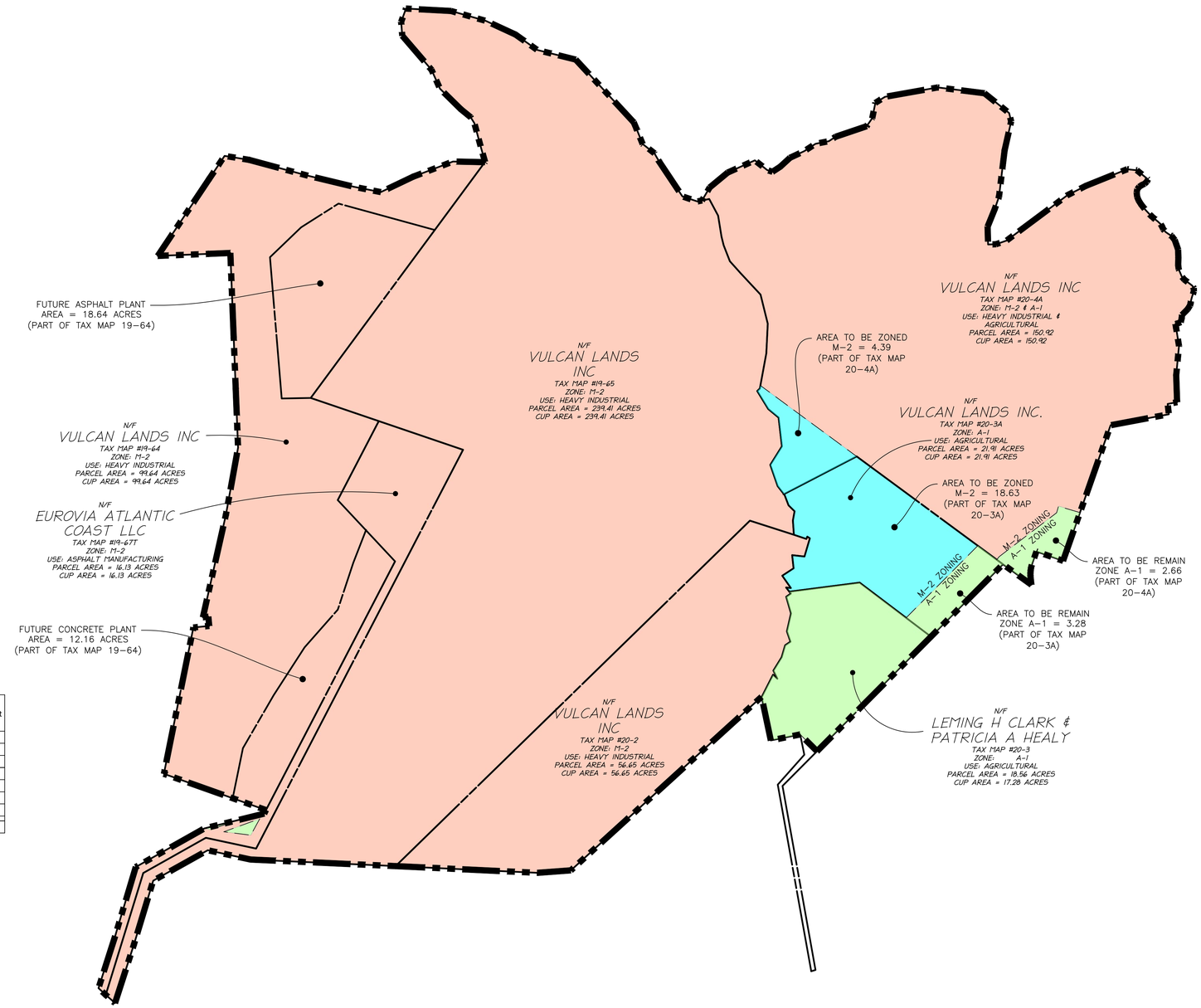
LEGEND

- BOUNDARY
- LIMITS OF RPA
- LIMITS FEMA FLOODPLAIN
- LIMITS OF CUP
- EX. M-2 ZONE
- EX. A-1 ZONE
- RE-ZONED A-1 TO M-2



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