

## APPROVED DEVELOPMENT CONDITIONS

SE 2004-MV-020

January 24, 2005

If it is the intent of the Board of Supervisors to approve SE 2004-MV-020 located at 9418 Gunston Cove Road, Lorton, Virginia 22079, Tax Map 107-4 ((1)) 68A(pt.), for a concrete mixing plant, pursuant to Sect. 5-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Development Plan. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat, Commonwealth Construction Management, Inc.", prepared by Walter L. Phillips, Incorporated, consisting of two (2) sheets dated April 9, 2004, as revised through January 20, 2005, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Building Materials. The front façade (facing Gunston Cove Road) and the side façades of the proposed office and shop shall be constructed of at least 60% brick or stone, exclusive of windows, doors, shutters and trim. The silo shall be constructed of steel and shall be painted a dark brown or other earth tone color to permit the view of the silo to blend with the surrounding vegetation. The paint on the silo shall be kept in good condition.
5. Building and Silo. Any equipment on the roof of the proposed office and shop shall be enclosed or shielded from view from the surrounding residential properties and from I-95. Any antennas placed on the roof of the proposed office and shop or the silo shall be flush mounted in order to reduce the visual impact on the surrounding community. Advertisements, including logos or writing, on the silo shall be prohibited.
6. Silo Height. The silo shall not exceed 75' in height.
7. Aggregate Storage. The outdoor storage of aggregate shall be stored on a concrete slab as shown on the SE Plat. The aggregate stored on the slab shall be enclosed on three sides.

8. Vehicle Washing. Runoff from on-site washing of vehicles shall be directed into the proposed settlement basin or the stormwater management pond, as determined by DPWES.
9. Dust Management. A dust management system consisting of a shroud, vacuum and piping to control dust as cement powder is conveyed from the silo into the concrete mixing trucks shall be installed and maintained as long as the concrete mixing use is in operation.
10. Dustless Surface Waiver. At the time of site plan review, the applicant shall apply for a Dustless Surface Waiver for all unpaved travel and parking areas on site. If the waiver is granted, the applicant shall abide by the conditions of approval set forth by DPWES. If the waiver is not granted, the applicant shall cover all travel and parking areas with pavement.
11. Hours of Operation. The maximum hours of operation for the concrete mixing use shall be from 5:30 a.m. to 9:00 p.m. Monday through Saturday. The concrete mixing use is permitted to operate on Sunday 7:00 a.m. to 5:00 p.m. to serve commercial customers only. The concrete mixing use shall not be permitted to serve residential uses on Sunday.

During construction of the structures and site development work for the use, outdoor activities shall be permitted per Chapter 108-4-1 of the Fairfax County Code Monday through Saturday from 7:00 am to 9:00 pm and Sundays and Federal Holidays from 9:00 am to 9:00 pm. Hours of construction activities and the hours of operation of the concrete mixing use shall not be restricted for indoor activities.

12. Employees. No more than 34 employees shall be permitted on-site at any one time.
13. Landscape Plan. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by the Urban Forester. The plan shall provide landscaping in substantial conformance with the quality and quantity of landscaping shown on the special exception plat as determined by the Urban Forest Management Branch.
14. Tree Preservation. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions.
  - The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forest Management Branch.
  - The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees designated on the special exception plat to be preserved. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the

International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets for the areas designated to be preserved.
  - All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forest Management Branch shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.
15. Signage. Irrespective of any representations on the SE Plat, all signage shall meet the provisions of Article 12 in the Zoning Ordinance.
16. Stormwater Management and BMPs. As indicated on the SE Plat, a dry pond stormwater management/best management practices ("SWM/BMP") facility shall be provided on the Property subject to the approval of the Fairfax County Department of Public Works and Environmental Services ("DPWES"). The Applicant, and its successors, will assume responsibility for the perpetual maintenance of the stormwater management facility. The applicant shall provide adequate outfall in accordance to the PFM as determined by DPWES.

A landscape plan shall be submitted as part of the first submission of a site plan, which depicts restoration of a natural appearance to the proposed stormwater management pond. The plan shall show the restrictive planting easement for the pond and landscaping in all areas outside the restrictive planting easement to the maximum extent possible in accordance with the planting policies of Fairfax County.

17. Lighting. All lighting, including security, pedestrian and/or other incidental lighting, shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance and shall provide full cut-off and shielding to direct light downward on the site and minimize light spillover onto adjacent properties.
18. Limits of Clearing and Grading. The Limits of Clearing and Grading ("LOC") as noted on the SE Plat shall be enforced. Minor adjustment of the LOC at

time of final design and engineering and the location of proposed utilities may be permitted pursuant to the Zoning Ordinance. If vegetation outside the LOC must be removed or relocated due to the installation of utilities, the Applicant shall provide additional vegetation in an area to be determined in consultation with the Urban Forest Management Branch.

19. Cement Mixing Trucks. Cement mixing trucks associated with the concrete mixing plant shall remain on the site during non-working hours. Employees will not be permitted to take vehicles to their homes for overnight storage. All cement mixing trucks shall be parked to the rear of the proposed office and shop during non-working hours.
20. Lorton Road Truck Restriction. Once the Non-RUP has been issued for the concrete plant, Lorton Road shall not be utilized between Silverbrook Road and Furnace Road for heavy truck traffic, except for local deliveries off this stretch of roadway or trips to the nearby landfill. At such time as this stretch of Lorton Road is improved (including at least four lanes along the subject stretch of roadway), this condition shall terminate.
21. Gunston Cove Bridge Weight Restrictions. The posted weight limit restrictions for the Gunston Cove Road Bridge shall be adhered to by the applicant.
22. No Parking Signage. If approved by VDOT, "No Parking or Standing" signs shall be provided along the Gunston Cove Road frontage to prohibit truck drivers from parking along the property's frontage. Further, applicant agrees that no trucks shall park or stand on Gunston Cove Road.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.