

**VULCAN CONSTRUCTION MATERIALS**  
**SPA 82-V-091-5**

1. This approval is granted to the applicant only, Vulcan Construction Materials, LP, and is not transferable without further action of this Board, and is for the location indicated on the application, (approximately 307.68 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Bury + Partners Engineering Solutions dated May 25, 2006, and signed May 31, 2006 and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit is granted for a period of five (5) years from the approval date of SPA 82-V-091-5 with annual review by the Zoning Administrator or designee in accordance with Sect. 8-104 of the Zoning Ordinance.
5. This Special Permit 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 permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
6. The proposed berm as shown on the special permit plat along the northeastern lot line shall be maintained. A minimum of 100 feet of existing vegetation shall be preserved between the berm and the northeastern lot line.
7. The existing berms east of the expansion area and north of Penniwell Drive shall be maintained.
8. The areas denoted as EQCs on the special permit plat shall be permanently marked with orange fencing or chain link fencing to ensure grading and earth moving equipment does not disrupt the EQCs. There shall be no clearing, grading or structures in the areas identified as EQCs in the final delineation shown on the approved grading plan.
9. The vegetation preserved in the EQCs and to be provided in and around the berms shall be deemed to fulfill all requirements for Transitional Screening and shall be maintained in a healthy condition. Species and exact location of any replacement trees shall be as determined by Urban Forest Management (UFM), DPWES. The chain link fence surrounding the site shall be deemed to fulfill the barrier requirement.
10. Landscaping and screening shall be provided in accordance with the master reclamation plan subject to UFM.
11. The bond of \$2,000 per acre to insure restoration of the property shall be continued for the duration of this operation. The permittee shall comply with all requirements of the approved Restoration Plan and amendments thereto.

12. The area of stone excavation (i.e. the actual quarry pit area) shall not exceed 232 acres as is shown on the approved special permit plat.
13. Stormwater management and erosion and sediment control measures as shown on the stormwater management and erosion and sediment control plan shall be implemented as approved by DPWES.
14. The applicant shall coordinate with the Code Analysis Branch of the Environmental and Facilities Review Division of the Department of Public Works and Environmental Services (DPWES) regarding best management practices (BMP) requirements of the Chesapeake Bay Preservation Ordinance. The applicant shall comply with those standards as determined by DPWES.
15. Drilling or crushing shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Saturday. Blasting shall occur only between the hours of 10:00 a.m. and 6:00 p.m., Monday through Friday and all blasts shall be adjusted to wind and other atmospheric conditions in order to minimize as far as possible any adverse effect upon any privately owned occupied dwellings. The Zoning Enforcement Branch of the Fairfax County Department of Planning and Zoning (DPZ) and the Prince William County Public Safety Communications Center, at 703-792-6810, shall be notified at least four (4) hours prior to each blast. Work on Sundays shall be confined to repairs on the processing plant, items of equipment and the operation in general.
16. Blasting vibrations shall be limited to a maximum peak particle velocity of 0.4 inches per second in the earth at any privately-owned occupied structure not on the quarry property, except not more than one in ten shots can go over 0.4 with the limit being no more than 0.6. Within these limits the operator shall continue to diligently oversee all loading and blasting so as to minimize to the extent possible any complaints of residents.
17. The peak overpressure from any blast shall be limited to 0.0092 psi (130 dB) at any privately-owned occupied structure not on quarry property.
18. Earth vibration produced by the quarry from sources other than blasting shall not exceed 0.05 inches per second at any privately-owned occupied structure not on quarry property.
19. Airborne noise produced by the quarry from sources other than blasting shall not exceed at any privately-owned occupied structure not on quarry property, 58 dBA in residential areas or 65 dBA in commercial areas.
20. No blasting material shall be stored on site. When on site for a blast, all blasting materials shall be handled in accordance with standards and regulations established by the United States Bureau of Mines.
21. No blasting, drilling or extraction shall be permitted on Tax Map 112-2 ((1)) 13.
22. The crushing equipment may be located at the discretion of the applicant, provided it is located within the pit area and is operated pursuant to these conditions. An adequate dust suppression system shall be provided on the crusher to prevent point source emissions from the crusher, screens, shakers and the various conveyors during all periods of operation including, but not limited to: testing; maintenance; and the actual crushing of extracted materials, stone and concrete and/or re-crushing of the same.

23. Dust control equipment shall be installed, maintained and operated on all portions of its processing plant so as to adequately control dust. In the event any new feasible equipment or means of controlling the dust from blasts becomes available to the industry, these shall be installed and used as soon as reasonably possible.
24. All conveyors shall continue to be covered, if necessary, to meet applicable standards.
25. Paved roads and other paved areas within the confines of the quarry shall be watered and cleaned with heavy duty cleaning equipment to prevent dust or mud from entering the public street.
26. All trucks transporting material excavated from the site to any off site location shall be covered.
27. Vulcan Materials, LP will take all steps appropriate or as required for deadening sounds of vibrating screens and plant operations during all periods of plant operation.
28. This approval includes the barge loading facilities and the operation thereof located on the north side of the Occoquan River adjacent to the site.
29. A copy of water quality data submitted to the Commonwealth of Virginia under the National Pollutant Discharge Elimination System (NPDES) shall be submitted to the Department of Planning and Zoning on an annual basis.
30. Air quality monitoring station(s) shall be provided by the applicant and installed as necessary and as required by the County Health Department to demonstrate the attainment and maintenance of ambient PM10 and TSP air quality standards.
31. The applicant shall provide the Department of Planning and Zoning with a record of any complaints or violations related to State and Federal permits for air quality compliance and water quality control.
32. The permittee shall absorb one hundred percent of the cost of enforcement service as determined by the Zoning Administrator. As monitoring equipment is shared between Luckstone Quarry and Vulcan Quarry, the applicant shall be responsible for fifty percent (50%) of the cost of the maintenance of all seismographic and noise monitoring equipment required in previous approvals of this use.
33. Penniwill Drive shall only be used for emergency vehicle access.
34. SEA 82-V-046, APAC-Virginia, Inc., lessee of Tax Map 112-2 ((1)) 12, is not a part of this application and a change in this use or corresponding SEA would not necessarily require a change to this special permit.
35. The Applicant and its agents or contractors shall acquire any and all applicable fire prevention code permits, as determined by the Fire Marshal, for blasting- or explosive-related operations that occur within Fairfax County.
36. The Applicant shall use the best readily available technology and industry practices applicable to quarry operations in blast design and blasting operations to ensure accuracy in drilling, loading, timing, and detonating blasts to maintain the lowest effective powder factor and pounds of explosive per delay to produce the desired blast effects.

37. The Applicant shall use the best readily available technology and industry practices applicable to quarry operations to reduce the creation and effects of air blast and ground vibrations, particularly vibration peak particle velocity and frequency.
38. The Applicant shall maintain accurate drilling, blasting, and seismographic records on-site and readily available for Zoning Enforcement Branch and the Fire Marshal's review for a period of five years.
39. The Applicant shall notify the Zoning Enforcement Branch and the Fire Marshal of any change in the location of seismographs monitoring blast effects and the reason(s) for the change.
40. The Applicant shall forward all seismographic records to the Zoning Enforcement Branch and the Fire Marshal for review on a quarterly basis. These reports shall also include the following information pertaining to blasts:
  - A. Date of blast
  - B. Time of blast
  - C. Pounds of explosives per delay
  - D. Total pounds of explosives per blast
  - E. Ground vibration levels
  - F. Air blast in decibels
41. The Applicant shall forward any and all blasting - or explosive-related complaints to the Zoning Enforcement Branch and the Fire Marshal within one (1) business day of receipt, except those complaints claiming damage. Complaints claiming damage shall be reported to the Zoning Enforcement Branch and the Fire Marshal immediately upon receipt. This includes complaints from any citizen, local, state, or federal agency whether located in Fairfax County or not, but only those referring to operations conducted within Fairfax County. In addition, the Applicant shall instruct complainants to contact the Zoning Enforcement Branch and the Fire Marshal to submit their complaint directly as well.
42. The applicant shall notify the Zoning Enforcement Branch and the Fire Marshal immediately upon discovering a violation of any blasting- or explosive-related condition of this special use permit, including but not limited to ground vibrations or air blast above the levels set forth in the special use permit.
43. At least twice within each calendar year, or more often, as determined by the Applicant, the Applicant shall sponsor a "Trucker Safety Education Day" to educate contracted truckers on procedures for visual inspection of vehicles and safest routes to and from the Quarry.
44. The Applicant shall provide written and verbal instructions to all contracted truckers to access I-95 via Route 123 rather than Lorton Road. A sign shall be posted on site informing all customers that trucks should not use Lorton Road for through traffic movements.
45. The Applicant shall work diligently with the Transportation Committees of the Mount Vernon Council of Citizens Associations and the South County Federation to support the prohibition of through-truck traffic on Lorton Road. Efforts may include coordinating petitions, processing written requests through appropriate local and state bodies.
46. In addition to the seismograph monitoring required by Fairfax County at the closest occupied structure not owned by Vulcan, Vulcan shall also employ at least one (1) seismograph monitor within Southpointe subdivision, within Occoquan Overlook subdivision and on Eddystone Drive

in Prince William County, subject to owner's consent, if necessary. Permanent seismographs shall also be installed and operational at the following addresses subject to owner consent: 9355 Davis Drive, 9330 Davis Drive, and 9310 Davis Drive. A copy of the said results shall be provided to the resident upon request.

47. In addition to the auditory signal system currently utilized to indicate an upcoming blast, the applicant shall establish and employ reasonable procedures such as a telephone call or email to provide advance notification of each blast to interested parties requesting such notification.
48. Any new lighting installed on the site shall be shielded and directed downward.
49. Irrespective of the quarterly seismograph results submittals referenced in Condition 40, the Applicant shall provide the results from seismograph monitoring, which includes the date and time of each blast, within seven (7) days of receipt of such request by the Zoning Administrator or the Fire Marshal.
50. When a conflict exists between these conditions and other regulations by local, state or federal authorities regarding the quarry operations the stricter condition shall apply.
51. The Zoning Administrator, or designated agent, shall be permitted to inspect the premises monthly to determine that the quarry is being operated in compliance with all the foregoing restrictions.

These development conditions incorporate and supersede all previous development conditions. 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.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this application shall become valid upon the date of approval by the BZA.