

PROPOSED DEVELOPMENT CONDITIONS**SPA 81-S-064-11****~~September 16, 2008~~****~~July 15, 2020~~****~~July 20, 2020~~****September 30, 2020**

If it is the intent of the Board of Zoning Appeals to approve SPA 81-S-064-11 located at 64-1 ((1)) 1, 4, 13, 14, 15, 17pt., 33A, 38pt., 39pt., 64-1 ((4)) 7A to amend SP 81-S-064 previously approved for stone quarrying, crushing, sales, and related associated quarrying activities to permit renewal, modification of development conditions, and site modifications pursuant to Sect. 3-C03 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous Special Permit Amendment are marked with an asterisk (*). New language has been underlined and deletions are marked with a ~~strikethrough~~.

1. * This approval is granted to ~~the applicant~~ Luck Stone Corporation (the "Applicant") only and is not transferable without further action of this Board, and is for the location indicated on the application, 15717 Lee Highway (210.25 acres), and is not transferable to other land. Other by-right, Special Exception and Special Permit uses may be permitted on the property without a Special Permit Amendment, if such uses do not affect this Special Permit use.
2. * This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat (the "SPA Plat") titled "Luck Stone Corporation / Fairfax Plan Special Permit Amendment Plat SPA 81-S-064-11," prepared by Patton Harris Rust and Associates, dated January 18, 2008, signed January 21, 2008, and resealed and signed on May 22, 2020 by Christopher Consultants, LTD., and approved with this application, as qualified by these development conditions.
3. * Special Permit Amendment ~~SPA 81-S-064-10~~ SPA 81-S-064-11 is granted for a period of five ~~(5)~~ years from the date of approval, with annual review by the Zoning Administrator or designee in accordance with Section 8-104 of the Zoning Ordinance. This Special Permit may be extended in accordance with Section 8-104(4) of the Zoning Ordinance for a period not to exceed five years. Only one such extension may be granted, and at the end of a 10 year period, this Special Permit may be renewed in accordance with Section 8-104(4).

4. * A copy of this Special Permit and the Non-Residential Use Permit SHALL MUST 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.
5. * The Applicant must allow the Zoning Administrator or designated agent shall periodically to annually inspect the premises to determine that the quarry is being operated in compliance with all conditions and restrictions.
6. * Fencing shall must be provided around the site to secure the site from unauthorized entry. Existing fencing and that shown on the Special Permit Plat may be used to fulfill this requirement. Magazines used for the storage of explosives, blasting agents, or associated materials shall must be enclosed within a secure fenced perimeter and properly marked to indicate restricted access and the hazards within.
7. * All landscaping and screening required in previous approvals of this use must be maintained as follows: must be provided as depicted on Sheets 2, 3, and 4 of the SPA Plat.
 - a. ~~Landscaping and screening shall be maintained in accordance with the landscape plan approved in conjunction with SPA 81-S-064-2 to ensure the use is adequately screened from the adjacent residentially-zoned, planned and used properties and Lee Highway.~~
 - b. ~~The vegetation between the access road to the asphalt plant and the maintenance building shall be maintained at the level of Transitional Screening 3.~~
 - c. ~~To ensure quarry operations on the north side of Lee Highway are adequately screened, all existing vegetation south of the existing quarry pit shall be preserved and limits of clearing and grading shall not extend south of the existing quarry pit.~~
 - d. ~~The shade trees adjacent to the entrance on the south side of Route 29 and evergreen trees on the eastern side of the entrance shall be maintained in a healthy condition and any dead or dying trees shall be replaced as needed as determined by the Urban Forestry Division, Department of Public Works and Environmental Services (DPWES). The trees shall be a minimum of 6.0 feet in height and shall serve to soften the visual impact of the use. The number and type of any replacement trees shall be determined by the Urban Forestry Division.~~
 - e. ~~The following screening and landscaping shall be provided on the berm located along the periphery of the expansion area:~~

- ~~• For the 400 foot long portion of the berm which directly abuts Bull Run Post Office Road, two (2) rows of staggered deciduous and evergreen trees planted ten feet on center shall be provided.~~
 - ~~• The remainder of the berm shall be landscaped with natural grasses and with seedlings of a species and density to be determined by the Urban Forestry Division, Department of Public Works and Environmental Services (DPWES). To ensure compatibility with surrounding low density development, emphasis shall be placed on using native species to fulfill this requirement.~~
 - ~~f. In order to screen the quarry from Lee Highway, all existing vegetation which lies north of the ultimate right-of-way line and associated improvements to Lee Highway shall be preserved to the maximum extent possible.~~
 - ~~g. Any dead, dying and/or hazardous vegetation shall be replaced. Number, size and species shall be as determined by the Urban Forestry Division.~~
5. * Prior to the issuance of a new Non-Residential Use Permit (Non-RUP) for SPA 81-C-093-9, a portion of the screening buffer located on the western corner adjoining the south side of Lee Highway, shall be cleared of all noxious vines, undergrowth and exotic trees. This area, as determined in consultation with the Urban Forestry Division, shall be replanted with Austrian Pines to equal one tree per 10 linear feet and eastern red cedars to equal one tree per five linear feet. These trees plantings shall be a minimum height of six feet at the time of planting. Invasive plant species must be maintained and treated in accordance with the Invasive Species Management Plan as depicted on Sheet 4C of the SPA Plat.
6. * The existing siltation pond located adjacent to the stockpiling operation on the south side of Lee Highway shall be designed to release runoff from the site in accordance with Best Management Practice (BMP) standards as determined by DPWES. The agreements reflected in the letter of September 25, 1992, and DPWES approved modifications thereof, may be used to fulfill this requirement as may be acceptable to DPWES.
8. Within one year of approval of this special permit amendment, the Applicant must restore the land disturbance within the landscape buffer on Tax Map #64-1 ((4)) 7A to a natural condition, in conformance with the landscaping and screening as depicted on Sheets 2, 3, and 4 of the SPA Plat.
9. * Signs shall be are permitted in accordance with Article 12 of the Zoning Ordinance.
10. * The existing entrance and exit shall must be labeled as one-way to ensure safe circulation on the site.

11. * There shall must be no access to the northern section of the quarry from Route 29. All access to the northern section of the quarry, including access for excavation, reclamation, and/or parking of vehicles for on-site and/or off-site vehicles shall must be by the tunnel under Route 29, Lee Highway.
12. All trucks transporting material from the site to any off site location must be covered.
13. The Applicant must investigate any specific traffic complaints and must post a sign at the quarry exit in English and in Spanish instructing drivers to obey all posted speeds and laws. The Applicant must post signage at the site exit which states that, except for local deliveries, trucks are to refrain from using Bull Run Post Office Road (Route 621) and Pleasant Valley Road (Route 609).
14. * To accommodate the planned widening of Lee Highway, right-of-way shall must be conveyed to the Board of Supervisors in a manner which provides a minimum uniform width of 112 feet along the site's entire frontage of Lee Highway. This right-of-way shall must be dedicated in fee simple at such time as a road project requiring the right-of-way is designed and funded by the Virginia Department of Transportation (VDOT) or Fairfax County. Based on final design of future improvements to Lee Highway or the design and/or implementation of public improvements on adjoining property to the west, the requirement for right-of-way dedication may be increased as may be shown to be necessary by the Department of Transportation in an amount not to exceed 158 feet.
15. * Hours of Operation:
 - (a) Drilling, crushing, recycled concrete activities, and reclamation are limited to the hours of 7:00 A.M. to 6:00 P.M., Monday through Friday. Blasting must be limited to a maximum of five blasts per week with a maximum of two blasts per day, between the hours of 10:00 A.M. and 4:00 P.M., Monday through Friday, only.
 - (b) Sales, loading, and hauling of the crushed stone is permitted 24 hours per day for not more than 100 nights per year, Monday through Saturday, and must be confined to the south quarry pit.
 - (c) There must be no work performed on Saturday other than sales of materials or maintenance of the facilities and equipment ~~on Saturday~~ between the hours of 7:00 A.M. through 6:00 P.M. except as provided herein, and in the cases of emergencies or as otherwise approved by the Zoning Administrator to accommodate a county, state, or federal work requirement.
 - (d) There must be no work on Sunday.
7. * ~~The sales, loading and hauling of crushed stone shall be is permitted 24 hours per day for not more than 100 nights per year, Monday through Saturday. All activities between the hours of 6:00 p.m. and 7:00 a.m. associated with this use shall must be confined to the south side of Lee Highway.~~

- ~~26.* No drilling, or crushing, or reclamation activities shall are to be performed other than during the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.~~
- ~~27.* Blasting shall must be limited to a maximum of five (5) blasts per week with a maximum of two (2) blasts per day, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday, only. All reasonable measures shall must be taken to minimize adverse effects of blasting upon any privately owned occupied dwellings.~~
- ~~29.* There shall must be no work performed other than sales of materials or maintenance activities of facilities and equipment on Saturday between the hours of 7:00 a.m. and 6:00 p.m., except as qualified by Condition #7. There shall must be no work on Sundays.~~
- 16.* Strobe lights, broadband sound devices, or equivalent technology shall must be used in place of back-up beepers on loaders during nighttime operating hours.
- 17.* The Applicant shall must screen the recyclable concrete coming to the site from mud, dirt, trash and other construction debris. No loads shall are to be accepted if found to be contaminated with the aforementioned material.
- ~~18.* Stockpiling and recycling of concrete on this site shall be is approved for spent concrete obtained only from customers of the quarry and hauled by the same vehicles which deliver stone products to the customer.~~
- 18.* Stockpiling and recycling of quarry materials such as stone, concrete, and reclamation fill are permitted on the site. The applicant must utilize backhaul opportunities wherever feasible while coordinating deliveries of incoming and outgoing said quarry materials.
- 19.* In order to ensure protection of the EQC, in the north pit, the limits of excavation shall must not extend beyond the boundary of the EQC as delineated in accordance with the criteria contained in the Comprehensive Plan. Further, there shall must be no clearing and grading and no structures located within the area designated as an EQC. Grass located between the pond in the EQC and the picnic pavilion shall not be mowed, except for the area for boat and fishing access.
- 20.* Berms must be twenty (20) 20 feet in height with the exception of the berm constructed to the south of Lee Highway which shall must be allowed to remain at its present height in order to allow the adjacent property to retain its view of the Bull Run Mountains.
- 21.* The design of the berm along the northern lot line on the north side of Route 29, Lee Highway shall of Tax Map #64-1 ((1)) 1 must be maintained so as to permit uninterrupted flow from drainage areas off-site to the existing pond on site.

22. * In accordance with the provisions of Sect. 8-103 of the Zoning Ordinance, a bond of \$2,000 per acre for the 134 unrestored acres shall must be maintained for the duration of this mining quarry operation. Upon amendment or renewal of this application any agreements or performance guarantees shall must be subject to review and approval by the Bonds and Agreements Branch Center, DPWES Land Development Services (LDS).
23. * Blasting vibrations shall must be limited to a maximum resultant particle velocity of 1.5 inches per second in the earth at any occupied structure not on quarry property. Within these limits the operator shall must continue to diligently oversee all loading and blasting so as to minimize to the extent possible any justifiable complaints of residents.
24. * Blasting shall must be regulated as follows:

Millisecond delay caps or the equivalent shall must be used in all blasting operations, with no blast to exceed 15,000 pounds. No single millisecond delay charge shall must be loaded in excess of 850 pounds. Blasting within 400 feet of any non-company owned residence shall must conform to the standard blasting operation procedure as approved with this special use permit.

In addition to the above referenced blasting procedures, blasts 200 feet or closer to the Trans Continental Pipeline shall must be subject to the following additional provisions:

Trans Continental shall must be notified prior to any blast occurring at a point 200 feet or closer to the pipeline.

Each such notice shall must be given at least twenty-four hours prior to the blast and shall must be provided to individual(s) as designated by Trans Continental.

Any blast within 200 feet of the pipeline shall must adhere to the following minimum delays.

- 17 milliseconds between decks in a hole.
- 25 milliseconds between holes.

The following information shall must be forwarded to Trans Continental following each blast that occurs within 200 feet of the pipeline:

- A diagram or pattern of the sheep shot;
- Maximum pounds per delay of explosives in the sheep shot;
- Depth of the holes in the sheep shot;
- Type of explosive used;
- Type of delays used;
- Seismography reading and location;
- Blasting records for the entire site shall must be made available to the County.

25. * The ~~Zoning Enforcement Inspections Branch~~ of the Zoning Administration Division, Department of Planning and Zoning Development, shall must be notified at least four (4) hours prior to each blast to allow unscheduled monitoring. The Fairfax County Department of Public Safety Communications shall must be notified prior to 8:00 A.M. each day a blast is scheduled.
26. * All explosives, blasting agents, and associated materials shall must be handled and stored in accordance with standards and regulations established by the Fairfax County Fire Marshal, the Virginia Department of Mines, Minerals, and Energy, and other appropriate agencies.
27. * Discipline of personnel and supervision during blasting and loading shall must be diligently exercised to prevent flyrock. Flyrock is defined as any dirt, stone, fragmented rock, or other material that is displaced from the blast area in an uncontrolled or unplanned manner by the effects of a blast. All reasonable precautions shall must be taken to prevent flyrock from leaving the blast area. In the event of an occurrence of flyrock leaving the blast area, causing injuries, or damaging any structures, equipment, or property, such an occurrence shall must be investigated and any reasonable additional measures shall must be taken to correct the cause of the flyrock.
28. * Public roads in the immediate vicinity of the blast are to be closed to all traffic during the blast when blasting within 600 horizontal feet of a public road. For all other blasts, public roads may be blocked for blasting when best blasting practices deem necessary.
29. * The Applicant shall must forward all seismographic records to the Zoning ~~Enforcement Inspections Branch~~ Administration Division and the Fire Marshal for review on a quarterly basis. These reports shall must 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

Irrespective of In addition to the quarterly seismograph results submittals, the Applicant must provide the results from seismograph monitoring, which includes the date and time of each blast, within seven days of receipt of such request by the Zoning Administrator or the Fire Marshal.

30. * The Applicant shall must forward any and all blasting- or explosive-related complaints to the Fire Marshal within one (1) business day of receipt, except those complaints claiming damage. Complaints claiming damage shall must be reported to the Fire Marshal immediately upon receipt. The Fire Marshal shall must investigate all complaints and forward all verified, legitimate complaints to the Zoning Enforcement ~~Inspections Branch Administration Division~~. 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 must instruct complainants to contact the Zoning Enforcement Inspections Branch Administration Division and the Fire Marshal to submit their complaint directly as well.~~
31. * The applicant ~~Applicant~~ shall must notify the Zoning Enforcement ~~Inspections Branch Administration Division~~ 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.
- ~~32. * Irrespective of the quarterly seismograph results submittals referenced in Condition 41 ~~29~~, the Applicant shall must 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.~~
32. * All reasonable measures shall must be taken to minimize adverse effects of blasting upon any privately owned occupied dwellings.
- ~~27. * Blasting shall must be limited to a maximum of five (5) blasts per week with a maximum of two (2) blasts per day, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday, only. All reasonable measures shall must be taken to minimize adverse effects of blasting upon any privately owned occupied dwellings.~~
33. * The peak overpressure from any blast shall must be limited to 0.0092 psi (130 dB) at any privately-owned occupied structure not on quarry property.
34. * Earth vibration produced by the quarry from sources other than blasting shall must not exceed 0.05 inches per second at any occupied structure not on quarry property.
35. * The Applicant and its agents or contractors shall must acquire any and all applicable fire prevention code permits, as provided by the Fire Marshal, for blasting- or explosive-related operations that occur within Fairfax County.
36. * Airborne noises produced by the quarry from sources other than blasting shall must not exceed the following at any occupied structure not on quarry property: 10 decibels above the background in residential areas and 16 decibels in commercial or industrial areas. The Applicant must investigate and document any noise complaint within one business day.

- 37.* Roads or other areas subject to traffic within the confines of the quarry shall must be watered as often as necessary to control dust.
- 38.* All present dust control equipment including the wet suppression system shall must continue to be maintained and operated. The Applicant must investigate and document any dust complaint within one business day. The Applicant must provide the Zoning Inspections Branch Administration Division a copy of any violations related to the state and federal air quality permits.
- 39.* In the event any feasible equipment or means of controlling dust during blasting activities becomes available to the industry, the quarry operators shall must install and use this equipment as soon as reasonably possible.
- 40.* Water quality monitoring reports shall must be provided by the applicant Applicant on an annual basis to the Department of Planning and Zoning Development. Parameters to monitor shall must be the following: water flow, sediment transport, dissolved oxygen (DO), pH, temperature, nutrients and alkalinity.
- 41.* The water/oil separator system shall must be a totally closed system. There shall must be no discharges of water, oil or other waste from the facility. Sludge materials which are removed in the cleaning of the facility shall must be disposed of in accordance with applicable local, state and federal requirements.
- 42.* The emergency spill response and containment plan developed by the applicant Applicant to address accidental spills of any hazardous substances stored on the premises shall must be submitted to and approved by the Fairfax County Fire and Rescue Department and the Fairfax County Health Department.
- 43.* The Applicant shall must ensure that the siltation pond located on the south side of Route 29, Lee Highway, is functioning in accordance with Best Management Practices (BMPs) standards, as determined by DPWES Land Development Services (LDS).
- 44.* The Applicant shall must use the best readily available standard industry-accepted technology and standard 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.
- 45.* The Applicant shall must use the best readily available standard industry-accepted technology and standard 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.
- 46.* The Applicant shall must maintain accurate drilling, blasting, and seismographic records on-site and readily available for Zoning Enforcement Inspections Branch Administration Division and the Fire Marshal's review for a period of five years.

- 47.* The total cost of enforcement services shall be absorbed by the Applicant. As monitoring equipment is shared between Luck Stone Quarry and Vulcan Quarry, the applicant shall be responsible for 50% of the cost of the maintenance of all seismographic and noise monitoring equipment and all air quality monitoring equipment required in previous approvals of this use. The Applicant must continue to monitor seismographic activity and noise during blasts and must provide these reports to the Fairfax County Fire Marshal on a quarterly basis and to the Zoning Administrator if requested. The Applicant must notify the Zoning Administrator and the Fairfax County Fire Marshal of any change in the location of fixed permanent seismographs monitoring blast effects and the reason(s) for the change. The Applicant must also continue to monitor air quality as required in previous approvals of this use.
48. The Applicant must comply with all regulations and requirements of the Virginia Department of Mines Minerals and Energy (VA DMME).
49. Reclamation fill is defined as natural (ie. soil and rock) materials not known to have been exposed to, or mixed with solid waste, petroleum products, or chemical contaminants. Acceptable reclamation fill materials must consist of natural dirt and rock as specifically defined in Sections IV.A and IV.E of the Reclamation Fill Plan.
50. The Applicant must conduct a due diligence review for each source of reclamation fill prior to acceptance at the Luck Stone Fairfax Quarry.
- 51.* The Applicant must notify the Zoning Enforcement Branch and the Fire Marshal of any change in the location of fixed permanent seismographs monitoring blast effects and the reason(s) for the change.
- 52.* This special permit may be renewed in accordance with the provisions of Section 8-104(4).
51. Analytical methods applicable to grab samples of the reclamation fill must conform to methods described in the U.S. Environmental Protection Agency's SW-846 document (EPA, July 2014), as may be amended from time to time.
52. The specific provisions of the inspection and testing program for reclamation fill must be submitted to the Virginia Department of Environmental Quality (VDEQ).
53. The Applicant must maintain a Best Management Practices (BMP) Plan in accordance with the Northern Virginia BMP Handbook. The Virginia Department of Environmental Quality (VDEQ) Virginia Pollutant Discharge Elimination System (VPDES) discharge permit must remain in effect during the reclamation process of the quarry.
54. All required current permits for the facility including the following currently active permits: DMME Mining Permit #05551AA, VDEQ VPDES (process and stormwater) #VAG840093, VDEQ Air Permit #70274, and this Fairfax County Special Use Permit must remain in effect throughout the reclamation process.

- ~~55. The Applicant must investigate reliable reports of contamination of any of the 60 private wells identified in the Reclamation Fill Plan (RFP), and any new wells constructed within the 0.5-mile radius as prescribed in the RFP, respond as required in the Reclamation Plan, and if there is probable cause to believe that the reclamation process or activities is the cause of, or a factor in, their contamination, pay the cost of remediation corrective measures of the water source if the reclamation is the causing causative factor, or its proportionate share, as appropriate, if there are others that contributed to the contamination.~~
55. Any claims of exceedance of the USEPA Primary Drinking Water Standards in drinking wells within a one-half mile radius of the quarry pit(s) being reclaimed that are reported by a reliable source to the Applicant, or are submitted to the Applicant and prepared by an independent professional engineer or geologist, must be timely investigated by the Applicant. The Applicant must respond as required in the Reclamation Fill Plan, with a copy of the response provided to the office of the Sully District Supervisor and the Zoning Administration Division of the Department of Planning and Development. The Applicant must employ an independent engineering or hydrological firm to investigate and take necessary corrective measures in response to such claims. Investigation and response measures must be in accordance with applicable Virginia Department of Environmental Quality regulations. In emergency situations requiring expediency, the Applicant must immediately take all measures within its control to correct and/or to mitigate against further contamination, or adverse impacts, in drinking water wells. In the event that the independent review determines that the aforementioned standards being exceeded are the result of the Applicant's activities, the Applicant must take measures to correct such impacts, and, in the event that the review determines that a third-party is a contributing factor to the adverse water quality, the Applicant must be responsible for its proportionate share of the corrective measures. A written record of all claims and any corrective measures must be provided to the office of the Sully District Supervisor and the Zoning Administration Division.
56. Except as required by the Reclamation Fill Plan, the Applicant must discontinue quarry production mining operations in the North Pit, without amendment of this Special Permit.
57. The results of all laboratory testing associated with any reclamation fill materials to be placed in the pit must be made available for review by county, state, or federal government agencies upon request. County personnel will inspect all records during the annual review period.
58. Monitoring wells must be routinely sampled by an environmental professional, no fewer than two times annually, under the guidance of a professional engineer or geologist as detailed in the Reclamation Fill Plan. The results of all sampling must be made available for review by county, state, or federal government agencies upon request.

- ~~59. Any claims of water quality impacts in drinking wells within a one-half mile radius of the quarry pits that are submitted to the Applicant and prepared by an independent professional engineer or geologist shall must be promptly investigated by the Applicant. The Applicant shall must engage an independent engineering or hydrogeological firm to investigate such claims. In the event the third-party review determines such impacts are the result of the Applicant's activities, the Applicant shall must immediately take corrective measures to rectify such impacts. A written record of all claims and any corrective measures shall must be provided to the County.~~
59. The Applicant must re-run the analyses of seismic design considerations as necessary during reclamation, as actual fill material conditions are known and fill materials are being placed.
- ~~60. Subject to the above, the The Applicant must substantially comply with the guidelines and criteria set forth in the Reclamation Fill Plan dated July 16, 2020, prepared by ECS Mid-Atlantic, LLC and Hodges, Harbin, Newberry & Tribble, Inc., and incorporated as Attachment 1 to these conditions, as determined by and in the sole discretion of the Zoning Administrator. The Reclamation Fill Plan may be updated and amended as necessary, without a Special Permit Amendment, if such changes are approved by the Zoning Administrator, with the exception of the conditions in the following points.~~
61. Pursuant to the Reclamation Fill Plan, the Applicant must retain all screening, testing, sampling, and monitoring records, as well as delivery schedules, and must provide such records to the County upon request.
- ~~53. The Applicant must adhere to the Reclamation Fill Plan dated July 1, 2020, prepared by ECS Mid Atlantic, LLC and Hodges, Harbin, Newberry & Tribble, Inc., and incorporated as Attachment 1 to these conditions. The Reclamation Fill Plan may be updated and amended as necessary, without a Special Permit Amendment, if such changes are approved by the Zoning Administrator. Pursuant to the Reclamation Fill Plan, the Applicant must retain all screening, testing, sampling, and monitoring records, as well as delivery schedules, and must provide such records to the County upon request.~~
62. The final design of the surface lakes described in the Reclamation Fill Plan is must be subject to site plan review, approval, and bonding processes by the County.
63. * When a conflict exists between these conditions and other regulations by local, state or federal authorities regarding the quarry operations the stricter condition shall must apply applies.

64. The Applicant must appoint an internal coordinator to address issues of neighborhood concern, and must provide the coordinator's name and contact information (including email and phone number) to the registered agents / presidents of, at a minimum, the following nearby homeowner associations, Virginia Run, Stonebridge at Bull Run Winery, Gate Post Estates, and Stuart's Crossing, and to the office of the Sully District Supervisor, to whom any written concerns may be submitted. The internal coordinator must offer to meet with the above listed citizens and homeowner's association groups on an annual basis to discuss concerns regarding traffic management, maintenance of vegetation, noise, dust and debris, and other matters of mutual concern.

57. The Applicant must add details to the Reclamation Fill Plan regarding stormwater design criteria to address stormwater management for the 100-year storm event post reclamation.

These conditions incorporate and supersede all previous 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, this Special Permit Amendment will take effect upon a vote of approval by the Board of Zoning Appeals.