ADDITIONAL PRIVATE MONITORING WELLS PER THE RECLAMATION MONITORING AND MITIGATION PLAN

WINERY AT BULL RUN LLC
ZONE: RC USE: VACANT / SFD

CENTREVILLE LAND CORP.
CARE TARMAC AMERICA
ZONE: R-C USE: VACANT

LUCK STONE PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT PLAT
SPA 81-S-064-11
DEVELOPMENT PLAN AND LANDSCAPE PLAN

Paton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, VA 20151-8979
T 703.442.6770
F 703.442.6714
TRANSITIONAL SCREENING REQUIREMENTS

1. STONEBRIDGE INVESTMENTS LLC
   CATEGORY 1 (50' BUFFER REQUIRED)
2. POLA J. JONES
   CATEGORY 1 (50' BUFFER REQUIRED)
3. PARK AUTHORITY FAIRFAX COUNTY
   CATEGORY 1 (50' BUFFER REQUIRED)
4. CENTREVILLE LAND CORP.
   CATEGORY 1 (50' BUFFER REQUIRED)
5. WINERY AT BULL RUN
   CATEGORY 1 (50' BUFFER REQUIRED)
6. UNITED STATES OF AMERICA
   CATEGORY 1 (50' BUFFER REQUIRED)
7. WINES OF LEEDS
   CATEGORY 1 (50' BUFFER REQUIRED)
8. BRETT FULLER
   CATEGORY 1 (50' BUFFER REQUIRED)
9. ISAAC DE SON
   CATEGORY 1 (50' BUFFER REQUIRED)
10. LUCK STONE CORP.
    CATEGORY 1 (50' BUFFER REQUIRED)
11. TRANSITIONAL SCREENING IS NOT REQUIRED IN THIS AREA. THE EXISTING 100' BUFFER AS SHOWN ON THE PLAN ON THE SOUTH SIDE OF ROUTE 29 AND EVERGREEN TREES ON THE EASTERSIDE 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).
12. WILLIAM DOWD
    CATEGORY 1 (50' BUFFER REQUIRED)
13. LUCK STONE CORP.
    CATEGORY 1 (50' BUFFER REQUIRED)
14. TRANSITIONAL SCREENING IS NOT REQUIRED IN THIS AREA. THE EXISTING 100' BUFFER AS SHOWN ON THE PLAN ON THE NORTH SIDE OF LEE HIGHWAY SOUTH OF THE EXISTING QUARRY PIT SHALL BE PRESERVED AND LIMITS OF CLEARING AND GRADING SHALL NOT EXTEND SOUTH OF THE EXISTING QUARRY PIT.
15. WILLIAM DOWD
    CATEGORY 1 (50' BUFFER REQUIRED)
16. BRETT FULLER
    CATEGORY 1 (50' BUFFER REQUIRED)
17. ISAAC DE SON
    CATEGORY 1 (50' BUFFER REQUIRED)
18. LUCK STONE CORP.
    NO BUFFER REQUIRED

GENERAL NOTES

NOTE 1: IN ADDITION TO THE REQUIRED TRANSITIONAL SCREENING MENTIONED ON THIS SHEET, THE EXISTING VEGETATION ON THE BERM WHICH DIRECTLY ADJACENT TO THE ENTRANCE ROAD AND IS LOCATED ALONG THE PERIPHERY OF THE AREA, SHALL BE PRESERVED.
NOTE 2: DEAD, DYING AND/OR HAZARDOUS VEGETATION SHALL BE REMOVED IN COORDINATION WITH UFMD.
NOTE 3: TRANSITIONAL SCREENING FOR THE PERIMETER BUFFERS SHALL BE PROVIDED AS PER SECTION 13.300 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

LUC  STONE PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT PLAT
SPA 81-S-064-10
DEVELOPMENT PLAN AND LANDSCAPE PLAN

PhR A
Patton Harris Rust & Associates, P.C.
14521 Lee Road
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Engineers, Surveyors, Landscape Architects

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Invasive Species Management Plan

Invasive species management will be addressed as part of a 5-year plan that designates specific property lines to be analyzed each year through 2024. It is the intent of this plan to outline the extent of the entire property subject to this Special Permit over this 5-year period. The year-by-year breakdown of active management areas is identified in the table below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Screening Buffer(s) Activity Managed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1 (2020)</td>
<td>1, 1, 2, 3</td>
</tr>
<tr>
<td>Year 2 (2021)</td>
<td>11, 14, 18</td>
</tr>
<tr>
<td>Year 3 (2022)</td>
<td>5, 6, 17</td>
</tr>
<tr>
<td>Year 4 (2023)</td>
<td>13, 14, 19</td>
</tr>
<tr>
<td>Year 5 (2024)</td>
<td>18, 20</td>
</tr>
</tbody>
</table>

Year 6-10*
Invasive monitoring and spot treatment of the entire property as a result of the annual county inspection.

*Assuming administrative renewal is approved.

On an annual basis, as per the table above, Luck Stone will inspect the specific transitional screens for presence of invasive species. This inspection will identify which invasive species are present and any warrant control. Within the transitional screen area, invasive species control will be prioritized to focus on species that actively damage or degrade the native forested screening buffer.

As such, aggressive vine species such as kudzu (Pueraria montana var. japonica), Oriental bittersweet (Celastrus orbiculata), Japanese honeysuckle (Lonicera japonica), and privet honeysuckle (Lonicera maackii) and mimosa tree (Albizia julibrissin) will be given top priority for management. Because of its direct competition with native screening buffer trees and shrub species, tree of heaven (Ailanthus altissima) will also be given top priority.

Annual invasive species control shall be limited to the 2-3 highest priority species present within the screening buffer. The management strategy and treatment schedule for the annual treatment of each prioritized species will be reviewed and approved by Urban Forest Management Division (UFMD) at the annual inspections.

An annual memo-style report shall be provided to the Fairfax County’s Urban Forest Management Division (UFMD) within 60 days of completion of yearly invasive species management inspection. This report will include a summary of invasive species extents, a list of prioritized species, a treatment plan (if applicable), and pre-treatment photographic documentation of the screening buffer(s) identified for active management that given year.

Invasive Species Management Plan Continues

In this event that those species listed above are not present, secondary invasive tree or bush species such as Amur honeysuckle (Lonicera maackii) and Russian olive (Elaeagnus angustifolia) may be targeted for control if deemed necessary. Non-native invasive species that do not affect the screening buffer’s aesthetics or functionality such as Japanese stiltgrass (Microstegium vimineum) and bee balm plant (Monarda punctata) will not be prioritized for control.

Annual invasive species control shall be limited to the 2-3 highest priority species present within the screening buffer. The management strategy and treatment schedule for the annual treatment of each prioritized species will be reviewed and approved by Urban Forest Management Division (UFMD) at the annual inspections.

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LUCK STONE PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT PLAT
SPA 81-S-064-10
RESOURCES OPERATIONS PLAN

TITLE

DESCRIPTION

PROJECT

NO. DESCRIPTION

DATE

SIZE

REV.

NOTE:

AREA OF PREVIOUS AND ACTIVE EXTRACTION

AREA OF FUTURE EXTRACTION

LEGEND

NOTE: ALL GRADING AND/OR LAND DISTURBING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE EROSION AND SETTLEMENT CONTROL CODES AND REGULATIONS.
NOTES:

1. EXISTING EQUIPMENT (SUCH AS CRUSHERS, CONVEYORS AND SCALES) RELATED TO THE PROCESSING OF EXCAVATED STONE AND ALL STONE STOCKPILES ARE TO BE REMOVED FROM THE PROPERTY.

2. RECLAMATION FILL USED AS PART OF THE RESTORATION OF THE QUARRY PITS SHALL STRICTLY ADHERE TO THE MATERIALS PERMITTED WITHIN THE RECLAMATION FILL PLAN.

3. THE EXISTING PERIMETER FENCE TO REMAIN FOR BOTH QUARRY PITS.

4. AREAS OF EXISTING VEGETATION AND INFRASTRUCTURE TO BE PRESERVED ARE SHOWN ON THE PLAN. AREAS OF FORESTED AREAS, PATTERNS OF ACCESS ROAD TO REMAIN FOR MAINTENANCE PURPOSES AND THE EASEMENT FOR THE TRANSCONTINENTAL PIPELINE MAY AND ARE NO RECLAMATION NEEDED.

5. "A" SCALE SYMBOLS OR OCTAGON SHAPES USED TO INDICATE AREA FOR OTHER MINING ACTIVITIES SHALL NOT REMAIN, AND ARE SHOWN AS "RESTORATION AREA" SUBJECT TO CERTAIN RESTRICTIONS (SEE NOTE 6). AREAS REMAIN FOR MAINTENANCE PURPOSES AND ACCESS PURPOSES, BUILDINGS NOT DIRECTLY RELATED TO THE PROCESSING OF EXCAVATED MATERIAL MAY ALSO REMAIN.

6. THE RECLAMATION PLAN DESCRIBED ON THIS SHEET SHOR THE PROPERTY WILL BE RESTORED FROM AN ACTIVE MINE SITE TO PROPERTY CAPABLE OF ACCOMMODATING FUTURE LAND USES AND CHANGES. THE ZONING DISTRICT REGULATIONS DO NOT REQUIRE THE RESTORATION OF EXISTING VEGETATION AND INFRASTRUCTURE TO BE RESTORED TO THE PROPERTIES OF ARTICLE 17, SITE PLANS, AS MAY BE DETERMINED BY LAND DEVELOPMENT SERVICES (LDS).

NOTE: AN AERIAL PHOTOGRAPH FOR THE SUBJECT SITE WAS TAKEN BY LUCK STONE COMPANIES ON APRIL 3, 2018. AN AERIAL PHOTOGRAPH FOR THE ADJACENT PROPERTIES WAS TAKEN ON OCTOBER 5, 2012 BY LUCK STONE COMPANIES.
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REV.</th>
<th>REVW.</th>
<th>M&quot;</th>
<th>DATE</th>
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<tbody>
<tr>
<td>STORM WATER MANAGEMENT COMPUTATIONS</td>
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<tr>
<td>Drains Area</td>
<td>GROSS</td>
<td>24 HR</td>
<td>5 YEAR</td>
<td>10 YEAR</td>
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<tr>
<td>Onsite Detained to Pond A1 DRAIN AREA</td>
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<tr>
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<tr>
<td>TOTAL DRAIN</td>
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<table>
<thead>
<tr>
<th>Estimated Volume for Housing</th>
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<tr>
<td>Onsite Detained to Pond A1 Estimated Volume</td>
</tr>
<tr>
<td>Offsite Detained to Pond A2 Estimated Volume</td>
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<tr>
<td>TOTAL ESTIMATED</td>
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<table>
<thead>
<tr>
<th>Water from Detention (not including captured water)</th>
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</thead>
<tbody>
<tr>
<td>Onsite Release from Detention (not including captured water)</td>
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<tr>
<td>Offsite Release from Detention (not including captured water)</td>
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<tr>
<td>TOTAL WATER RELEASE</td>
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<table>
<thead>
<tr>
<th>Maximum Release Area (not including captured water)</th>
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<tbody>
<tr>
<td>Onsite Release Area (not including captured water)</td>
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<tr>
<td>Offsite Release Area (not including captured water)</td>
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<tr>
<td>TOTAL RELEASE AREA</td>
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