

PROPOSED CONDITIONS

General

1. This Conditional Use Permit is to allow for heavy industrial and heavy manufacturing uses not otherwise listed, specifically, stone extraction, crushing and processing, asphalt and concrete manufacturing, in an M-2, Heavy Industrial Zoning District, and the installation of earthen berms in both the M-2 zoning district and the A-1 zoning district. The use of Parcel 20-3 shall be limited to the deposit of overburden and the installation of berms.
2. Access to the site will be limited to the current Vulcan Quarry and Asphalt Plant entrance off of Garrisonville Road.
3. On top of any berm, a chain link fence, at least eight (8) feet tall, shall be installed.
4. Only one Asphalt Plant will be permitted at any one time within the limits of this Conditional Use Permit. The previous Conditional Use Permit (Resolution R09-195) for the asphalt plant on Assessor's Parcel 19-67T, shall expire upon commencement of operation of the Asphalt Plant on the approved portion of 19-64. Only one Concrete Batch Plant shall be permitted at any one time within the limits of this Conditional Use Permit.
5. Water Quality Monitoring: Access for surface water quality monitoring will be permitted by the Applicant within the portion of Aquia Creek located on the Property. This access will allow County employees to enter the site, following notification of the landowner, provided that such County employees wear personal protective equipment (PPEs) and are escorted by Quarry and/or Asphalt Plant personnel at all times on the property. The results of water quality monitoring will be provided by the County to Vulcan and the Asphalt Plant, or successors, within 30 days of testing.

Conditions Applicable to Stone Extraction Operation

6. Stone extraction is permitted on the area identified as "Limits of Quarry" on the Generalized Development Plan ("GDP") dated August 22, 2019, as last revised, by Legacy Engineering, include the processing, crushing, and stockpiling of stone and stone products, depositing overburden and waste rock, operation of settling ponds, excavation of overburden and stone, drilling, controlled blasting, and any other activities or structures directly related to the operation of the stone extraction, crushing and processing operation.
7. A sales office shall be maintained on the site at all times during quarrying operations.

8. Days of Operation: There shall be no quarrying activities or sales on Sundays or the following holidays: January 1 (New Year's Day), Memorial Day, July 4 (Independence Day), Labor Day, Thanksgiving Day, and December 25 (Christmas Day).

9. General Hours of Operation of the Quarry: The Quarry operations described above shall be limited to during the hours between 6:00 A.M. and 6:00 P.M. Monday through Friday and Saturday between the hours of 7:00 A.M. and 1:00 P.M.

10. Production blasts shall be limited to a maximum of two per day, but not to exceed three days per week. Construction blasts not exceeding 100 pounds of explosive may take place at any time during operating hours.

11. Blasting shall occur in compliance with the rules and regulations of the Department of Mines, Minerals, and Energy. The following standards shall be met as measured at the nearest off-site dwelling

a. Blasts shall be designed to produce a ground vibration of less than 0.5"/second but not to exceed 1.0"/second. The quarry operator shall furnish proof that any shot exceeding 0.5"/second was designed not to exceed that level.

b. Blasts shall be designed to comply with the Virginia requirements established at 4 VAC 25-40-890. The quarry operator shall furnish proof that any shot exceeding State standards was designed not to exceed that level.

Each and any violation of these design standards shall result in not less than five or more than 30 days suspension of operations, to be imposed by the Zoning Administrator and the County Administrator.

12. All equipment used in quarrying operations shall have sound deadening features and meet M.E.S.A. Standards. Steady-state vibrations caused by production equipment shall not produce particle velocities in excess of .025 inches per second and sound pressure level resulting from the operation of equipment shall not exceed 61 dB(A), both to be measure at the nearest off-site dwelling.

13. All quarry blasting shall be monitored by a qualified seismology firm to be paid for by Vulcan Construction Materials, LP and shall be conducted in compliance with the applicable regulations promulgated by the Virginia Department of Mines, Minerals and Energy. Results of the quarry blast monitoring shall be kept on file and made available to authorized representatives of the County upon request.

14. Explosives shall be delivered only between the hours of 7:00 A.M. and 2:00 P.M. No explosives or blasting agents shall be stored on the Property without the expressed written permission of the Zoning Administrator.

15. All machinery and equipment used in quarry operations shall have dust suppressing features as required by the Virginia State Air Pollution Control Board. Prior to the beginning of operations, the quarry must pass a detailed inspection by the Control Board to insure that all equipment has been installed and will perform as designed.
16. Those portions of any off-site roads and any access road which are unpaved shall be treated with an EPA or State recommended chemical dust suppressant or water to provide a dust free surface.
17. Total particulate matter emitted by the operation shall meet Virginia State Air Pollution Control Board Standards.
18. Loads shall be sprayed, covered or treated with other measures deemed satisfactory to contain dust before leaving the quarry.
19. A wheel wash, or comparable device, shall be installed and utilized to remove debris from truck tires and the undersides of trucks before accessing Route 610.
20. All loaded trucks leaving the quarry site shall be equipped with covers to minimize the potential for materials escaping.
21. A spill control and stormwater runoff control system shall be established that complies with a plan approved by the Commonwealth of Virginia as part of the DMME permit that is required prior to beginning quarry operations. A copy of the approved plan and any relevant updates shall be provided to the County upon request.
22. Reclamation must comply with a plan approved by the Virginia DMME. Copies of each year's State reclamation report shall be provided to the Stafford County Planning and Zoning Department upon request, known as the "Yearly Progress Report."
23. No vehicles owned and operated by Vulcan Construction Materials, LP or any future owner(s) of the quarry shall be loaded beyond their legal load limits. Vulcan Construction Materials, LP and any future owner(s) shall advise drivers of non-owned or leased vehicles of the weight of their load and require that each vehicle upon leaving the site be loaded within its legal load limit.
24. No quarry vehicle shall be serviced between the hours of 8:00 P.M. and 6:00 A.M. unless such vehicle is serviced indoors.
25. As a condition of its Air Pollution Control Permit, Vulcan Construction Materials, LP and any future owner(s) of the quarry will be required to provide the Virginia Air Pollution Control Board with a statement from a licensed geologist certifying that core samples from the site indicate that no asbestos is present in the rock to be mined. Vulcan Construction Materials, LP and any future owner(s) of the quarry shall submit a

copy of such certification to the County prior to beginning any mining operation at the quarry.

26. To better maintain relations with the surrounding community, Vulcan Construction Materials, LP and any future owner(s) of the quarry shall maintain a phone number in the business listings of the local phone directory so that members of the public may register any concerns related to the operation of vehicles serving the quarry. Such phone number shall be appropriately titled to encourage citizen inquiries. Where a concern is brought to the owner's attention, the owner shall investigate the concern in a timely manner and inform the person raising the issue of the results of such investigation. If appropriate, the owner shall take reasonable steps to prevent the recurrence of any incidents. In addition, the owner shall keep a log available for County inspection documenting any such calls and the owner's response.

27. Vulcan Construction Materials, LP and any future owner(s) shall use its best efforts to provide a safe and healthy work environment. In addition, to ensure the continuing good health of its employees, the owner shall monitor its operations and shall provide for a chest X-ray and pulmonary function test interpreted by a pulmonary specialist for each of its employees at the quarry at least once every two years. In the event that any employee evaluation indicates the possibility of overexposure to dust, the owner shall thoroughly investigate the source of such overexposure and implement corrective procedures in a timely manner. In addition, the owner shall take all appropriate steps to protect the employee from additional exposure.

Conditions Applicable to Asphalt Manufacturing Operations

28. Bituminous concrete (asphalt) manufacturing is permitted on the 18.64 acre portion of Assessor's Parcel 19-64, identified on the GDP dated August 22, 2019, as Future Asphalt Plant Area = 18.64 acres (Part of Tax Map 19-64)" to include a mixing plant, storage of necessary materials for manufacturing the asphalt, storage and maintenance of equipment and vehicles used to transport raw materials and finished products, and related office space.

29. Reports to, or inspections by all federal, state and local agencies shall be maintained on file and made available to authorized representatives of the County upon request.

30. The hours of operation of the facility, including operation of the asphalt mixing plant and shipping of materials, shall be limited to Monday through Friday between the hours of 6:00 A.M. and 7:00 P.M., and on Saturday between the hours of 7:00 A.M. and 1:00 P.M. The County Administrator may waive this provision in the event of an emergency or exigent circumstances requiring the operation of the plant for a longer period of time. There shall be no operations on Sundays or the following legal holidays:

January 1 (New Year's Day)
Memorial Day
July 4 (Independence Day)
Labor Day
Thanksgiving Day
December 25 (Christmas Day)

Should any one of the above holidays fall on a Sunday, the following Monday shall be considered a legal holiday.

Commencing from the approval of this CUP, Eurovia Atlantic Coast LLC, the owner of the asphalt plant where it is identified on the Sheet 3 of the GDP dated August 22, 2019, may operate as an asphalt plant during night time hours, Sunday beginning at 7:00 P.M. through Saturday ending at 1:00 P.M., up to 120 calendar days per calendar year. In all instances any owner(s) of the asphalt plant will operate within the Stafford County Ordinances as well as all applicable state and County codes. Additionally, any owner(s) will submit a quarterly report to the Zoning Administrator providing information that shows the calendar days the asphalt plant operated during night time hours.

31. No structures, travelways or storage of materials shall be located outside of the required berm.
32. On-site roads, travelways and parking areas shall be paved.
33. Access to the asphalt plant shall be limited to the existing entrance onto Garrisonville Road (State Road 610). The single entrance may be widened to utilize the two adjacent 60-foot rights-of-way.
34. Operation of the plant shall meet all standards of the Virginia State Air Pollution Control Board regarding the emission of smoke, odors, toxic matter, sulfur, dust and particulate matter.
35. A stormwater runoff control system shall be established such that all the asphalt plant site drainage is channeled to an appropriately designed and sized stormwater detention pond. The pond shall be properly maintained by the owner/operator and may be inspected annually by the appropriate County official. A Spill Response Plan which provides Secondary Containment of all petroleum products shall be provided as required by all federal and state SPCC laws and regulations.
36. Along the western side of the existing access road, generally in the area shown on the Conditional Use Permit's Generalized Development Plan as points L13 through L16, that portion not common with the Vulcan Materials quarry access road, the existing row of evergreens shall be maintained. The access drive to the asphalt plant on Assessor's Parcel 19-64 will be located interior to the proffered berm and tied into the existing access road that runs out to Garrisonville Road (State Route 610).
37. Any retaining wall constructed on the property shall be set back from any Resource Protection Area (RPA) at a minimum of ten feet. For purposes of this

condition, a retaining wall shall be defined as a wall designed and erected to stabilize, retain, or otherwise hold back earth.

Conditions Applicable to Concrete Batch Plant Operations

39. Concrete Batch Plant operation is permitted on the +/- 8 acre portion of Assessor's Parcel 19-64, identified on the GDP and labeled "Batch Plant". Operations include a mixing plant, storage of necessary materials for manufacturing and recycling ready mix concrete, storage and maintenance of equipment and vehicles used to transport raw materials and finished products, and related office space.
40. Reports to, or inspections by all federal, state and local agencies shall be maintained on file and made available to authorized representatives of the County upon request.
41. The hours of operation of the facility, including operation of the batch plant and shipping of materials, shall be limited to Monday through Friday between the hours of 5:00 A.M. and 7:00 P.M., and on Saturday between the hours of 7:00 A.M. and 1:00 P.M. The County Administrator may waive this provision in the event of an emergency or exigent circumstances requiring the operation of the plant for a longer period of time. There shall be no operations on Sundays or the following legal holidays:
 - a. January 1 (New Year's Day)
 - b. Memorial Day
 - c. July 4 (Independence Day)
 - d. Labor Day
 - e. Thanksgiving Day
 - f. December 25 (Christmas Day)
42. Commencing from the approval of this CUP, the plant may operate during night time hours, Sunday beginning at 7:00 P.M. through Saturday ending at 1:00 P.M., up to 120 calendar days per calendar year. In all instances the plant will operate within the Stafford County Ordinances as well as all applicable state and County codes. Additionally, any operator(s) will submit a quarterly report to the Zoning Administrator providing information that shows the calendar days the asphalt plant operated during night time hours.
43. No structures, travelways or storage of materials shall be located to the west of the required berm.
44. On-site roads and parking areas shall be paved.
45. Access to the plant shall be limited to the existing entrance onto Garrisonville Road (State Road 610).

46. Operation of the plant shall meet all standards of the Virginia State Air Pollution Control Board regarding the emission of smoke, odors, toxic matter, sulfur, dust and particulate matter.
47. A stormwater runoff control system shall be established such that all the plant site drainage is channeled to an appropriately designed and sized stormwater detention pond. The pond shall be properly maintained and may be inspected annually by the appropriate County official. A Spill Response Plan which provides Secondary Containment of all regulated products shall be provided as required by all federal and state SPCC laws and regulations.
48. Any retaining wall constructed on the property shall be set back from any Resource Protection Area (RPA) at a minimum of ten feet. For purposes of this condition, a retaining wall shall be defined as a wall designed and erected to stabilize, retain, or otherwise hold back earth.
49. This conditional use permit may be revoked or conditions amended by the Board for violation of these conditions or any applicable county, federal, or state codes.