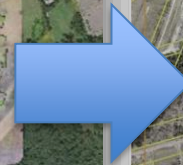
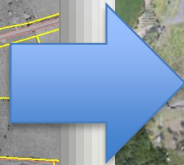
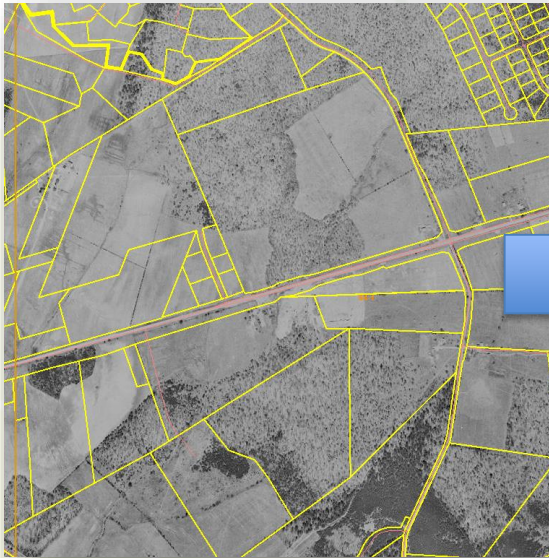


Luck Stone - Fairfax Plant

Special Permit Amendment

SPA 81-S-064-11

June 15, 2020



Special Permit Project Team



Our Goal this Evening

- Reintroduction of the Special Permit application
- Address the major questions we received in 2018
- Be available for any additional questions and further discussion



Special Permit Amendment Overview

Community Forum (Virtual)

June 25th at 7:00 p.m.

Email: fairfaxrenewal@luckstone.com

BZA Public Hearing (Virtual)

July 22nd at 9:00 a.m.

www.fairfaxcounty.gov/planning-development/board-zoning-appeals

SPA 81-S-064-11

Special Permit Amendment Overview

- 1) Standard five-year renewal
- 2) North Pit reclamation

North Pit Reclamation

- Reserves exist in the North Pit; production mining has ceased
- Cannot leave quarry “as is” by law and for safety reasons
- DMME requires restoration of quarry properties
- Reclamation is the last stage of the mining process
- Reclamation is not the end use of the property

North Pit Reclamation

Four Goals:

- 1) To exceed DMME requirements
- 2) Environmentally sensitive
- 3) Protect groundwater resources
- 4) Serves as model for future reclamation plans elsewhere

North Pit Reclamation

Reclamation Plan governs all aspects of quarry restoration

- Removal of equipment
- Removal of aggregate stockpiles
- Removal of structures
- Restoration of quarry with clean dirt
- Environmental protocols
- Safety improvements (smoothing edges, perimeter fence)
- Revegetation with trees, grasses
- Construction of lake

North Pit Reclamation

Reclamation Plan governs all aspects of quarry restoration

- The classification of material to be placed
- The source of said material
- Screening, sampling, and testing protocols
- Material placement and compaction
- Site access and maintenance
- Groundwater monitoring protocols

North Pit Reclamation

Reclamation Plan governs all aspects of quarry restoration

- Inspection of fill generation sites
- Reporting procedures
- Chain of custody protocols
- Grading plans
- Soil and chemical testing requirements
- Soil submittal and approval processes
- Record keeping, and more.

North Pit Reclamation

Reclamation Plan submitted to County in July 2019



County engaged third-party consultant (Arcadis)



Arcadis provides comments in May 2020



Luck Stone responds to Arcadis comments in June 2020

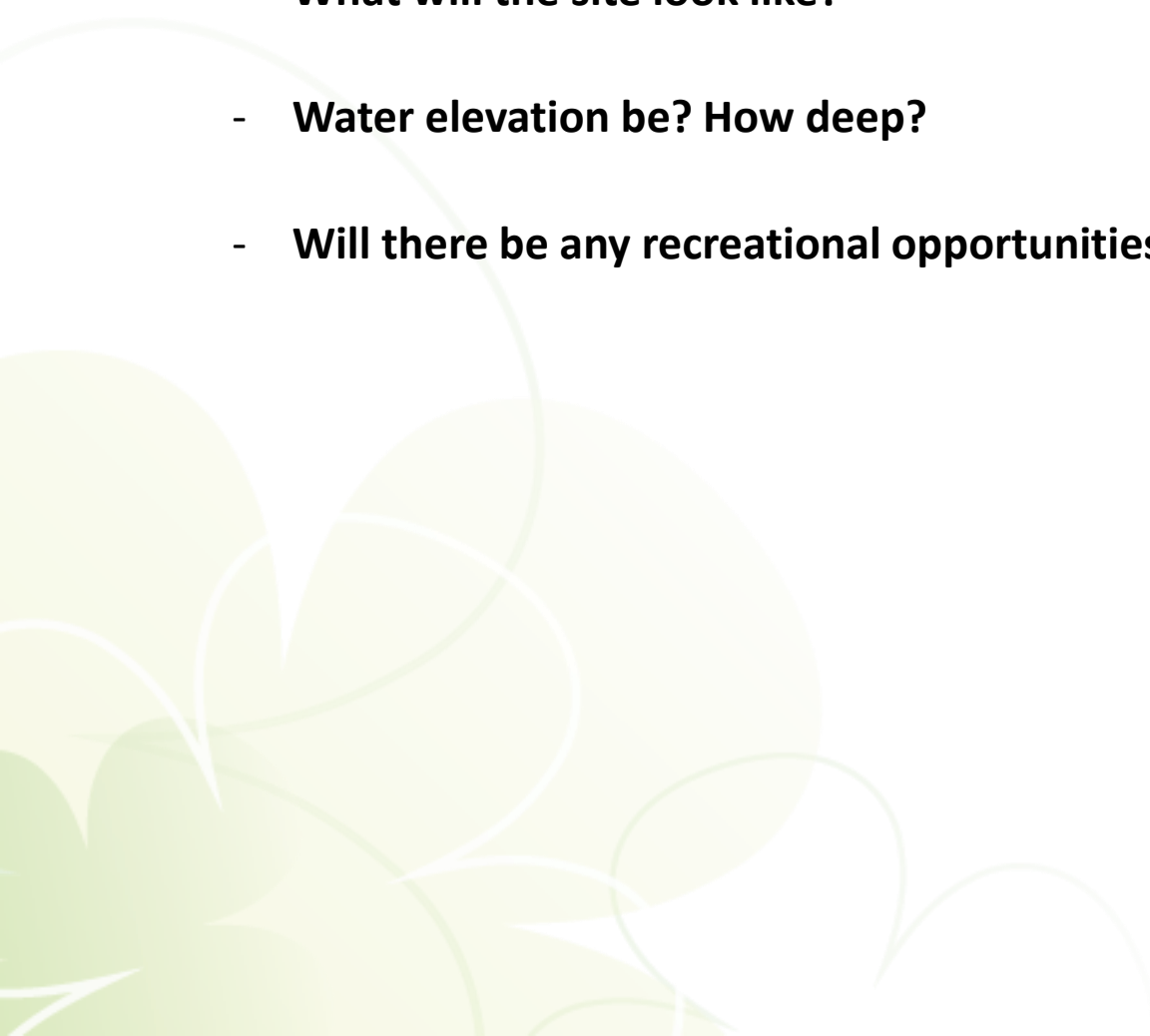
North Pit Reclamation

- Post reclamation, the site is suitable for future use
- Any future use would require public hearings/special permit amendment
- Not a landfill
- Water impoundment not an option
- South pit reclamation

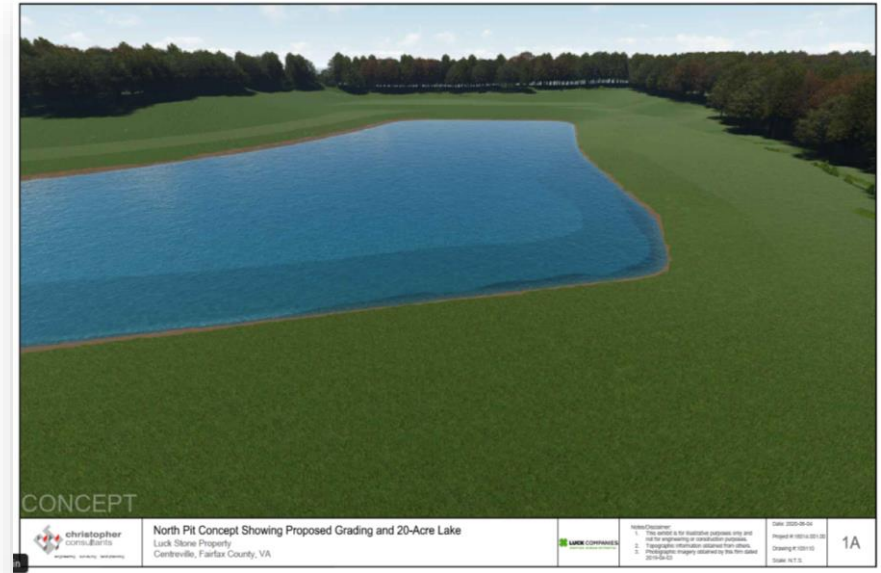
Community Questions

- **Is Luck Stone proposing a change in use from a quarry or water reservoir to a landfill?**
- **Is Luck Stone obligated to import this level of Reclamation Fill?**
- **Why can't this just be a deep lake, as was contemplated with the reservoir?**
- **What amount of Reclamation Fill will be placed in the pits?**
- **Is there a time estimate as to how long it will take to complete the reclamation?**

Community Questions

- **What will the site look like?**
 - **Water elevation be? How deep?**
 - **Will there be any recreational opportunities?**
- 

Conceptual Renderings



Community Questions

- **What is “Reclamation Fill”? What is the definition of “dirt” and “rock”? There needs to be a technical definition on the plans.**
- **What will Reclamation Fill be tested for?**
- **How will Luck Stone verify the quality and content of Reclamation Material?**
- **Will there be a screening or testing of each load?**
- **Who will evaluate what is in the dirt and how will that person/entity be selected?**
- **Will there be random sampling? Ongoing monitoring?**

Community Questions

- **Who is responsible for the chain of custody of materials and ensuring no one is tampering with them between the source and the quarry?**
- **How will Luck Stone ensure rouge truck drivers aren't sneaking in unpermitted materials?**
- **What records will Luck Stone keep regarding testing and placement and will they be provided to Fairfax County for verification?**

Community Questions

- **What impact will Reclamation have on local traffic?**
- **Please address concerns that trucks exiting the quarry site are tracking mud, gravel, and dust onto Lee Highway.**
- **Does Luck Stone instruct drivers leaving the quarry to refrain from using Bull Run Post Office Road or Pleasant Valley Road?**
- **Can we reestablish the “Friends of the Quarry” citizen liaison group which used to meet semiannually?**

Additional Questions?

If we are unable to fully address your question this evening please write to:

FairfaxRenewal@luckstone.com

