

APPLICANT'S PROPOSED DEVELOPMENT CONDITIONS

SE 2018-HM-024

June 5, 2019

1. Sustainable Design. The following measures will be taken in conjunction with the construction of the proposed building identified on the Special Exception Plat prepared by Urban, Ltd., dated October 17, 2018 as revised through June 5, 2019 (the "SE Plat"). A LEED-AP will be included as a member of the design team. The LEED-AP will work with the Applicant to incorporate sustainable design elements into the proposed building. Prior to site plan approval, documentation will be provided to the Environment and Development Review Branch (EDRB) of DPZ, demonstrating that a LEED-AP is part of the design team.

Prior to the final construction bond release, the LEED-AP will submit a certification statements to EDRB, including supporting documentation as detailed below, confirming that the green building elements listed below have been incorporated into the design and construction of the proposed building.

Green building elements for inclusion in the project:

- A. Native and non-invasive species, including perennials and seed mixes, will be used exclusively for landscape and other plantings on the property. Planting lists showing species and location of plantings on the landscape plan will be submitted with the site plan.
- B. LED or fluorescent lamps will be incorporated in the interior building light fixtures to the extent possible.
- C. Faucets, flush valves, and ultralow-flow plumbing fixtures that have a maximum water usage as listed below will be used in restroom facilities in the building(s). Manufacturers' product data will be provided prior to the issuance of a Non-RUP.

Water Closet (gallons per flush, gpf): 1.28

Urinal (gpf): 0.5

Showerheads (gallons per minute, gpm*): 2.0

Lavatory faucets (gpm**): 1.5

Kitchen and janitor sink faucets: 2.20

Metering faucets: 0.25

*When measured at a flowing water pressure of 80 pounds per square inch (psi).

**When measured at a flowing water pressure of 60 pounds per square inch (psi).

- D. Low-emitting materials will be used for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products. Low-emitting is defined according to the following table:

<u>Application</u>	<u>VOC Limit g/L less water</u>
Carpet adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/anti-rust paint	250
Clear wood finishes	350

- E. Energy Star or equivalent appliances and equipment for all new refrigerators, water heaters, computers, monitors, water coolers, and other appliances and office equipment, if available, will be installed. Installation locations and manufacturers' product data, including Energy Star energy guide, if installed, will be provided prior to the issuance of a Non-RUP.
- F. Separation and storage of recyclable material will occur during construction. A copy of the contract with the recycling company will be provided within thirty (30) days of the issuance of a building permit. Additionally, the building management company will contract with a recycling company for the handling of its recyclable solid waste after a Non-RUP has been issued
- G. Basic Commissioning will be achieved to ensure that all equipment is functioning properly prior to the issuance of a Non-RUP.
2. Asbestos. Prior to the commencement of construction, the soils on site will be tested to determine if asbestos exists. If, based on the soils analysis, it is determined that a potential health risk exists due to the presence and associated disturbance of asbestos-containing soils on the property, the Applicant will:
- A. Take appropriate measures to alert all construction personnel as to the potential health risks; and
- B. Utilize appropriate construction techniques to minimize any potential health risks. Such techniques will include, but not be limited to, dust suppression during any blasting or drilling activities, covered transportation of removed materials presenting this risk, and appropriate disposal.
3. Transitional Screening Yard. Prior to the issuance of a Non-RUP for the proposed use, in coordination with the UFMD, the Applicant will install supplemental evergreen trees and shrubs along the northern property line to supplement existing vegetation.
4. Invasive Management Plan. At the time of the first site plan submission, an invasive management plan will be provided for the tree preservation areas shown on the SE Plat that includes the following information:
- Identification of targeted species to be suppressed or managed.
 - Identification of targeted area of invasive management or suppression.
 - Method of management or suppression.
 - Timing of treatments.

- Identification of potential areas for reforestation.
- Identification of requirement to submit monthly monitoring reports to UFMD during construction.
- Identification of approximate duration of invasive management program during construction.

5. Septic System.

- A. The Applicant will incorporate odor control devices within the design of the septic system that is submitted at time of final site plan.
- B. The Applicant will incorporate a remote monitoring system within the design of the septic system. The remote monitoring system will provide sensors in critical areas that deliver telemetry data to the system owner and operator to ensure operational compliance with specifications.
- C. Once in operation, the Applicant will retain the services of a licensed operator of the proper class, to continuously operate and maintain the system in accordance with the most recent version of the applicable regulations, code, policy and the approved operations and maintenance manual (collectively, the “applicable regulations”). The licensed operator of the system will submit maintenance reports to the Fairfax County Health Department (“FCHD”) via the State Health Departments Online Reporting System or as otherwise agreed to between the system operator and FCHD. Inspection and operation reports will be submitted based on the schedule required by the applicable regulations, but not less than quarterly. Such reports will document the results of the maintenance and inspections required by the approved system design.
- D. In conjunction with installation of the septic system, the Applicant will install monitoring wells. There will be three (3) wells drilled to approximately 30 feet depth, one upslope of the septic field and two on the downslope gradient of the drainfield, or as otherwise agreed to between the system designer and FCHD. The wells will allow sampling of the uppermost permanent source of groundwater to ensure the system is operating as designed. The licensed operator will oversee and evaluate the monitoring wells and take corrective measures, as directed by FCHD. The licensed operator will collect a sample from each of the monitoring wells to test for temperature and pH levels on-site and for fecal coliform, nitrogen, and chlorides, which will be tested at certified laboratories. If an abnormality is detected, the licensed operator will re-sample from the monitoring well to confirm the results. If test results are subsequently confirmed, the licensed operator and the Applicant will meet with FCHD to determine the appropriate mitigation method to properly correct the abnormality. The Applicant will provide quarterly reporting of the monitoring wells to the FCHD in the first year of operation, semi-annual reporting in the second year of operation, and then annual reporting in the third year and thereafter, unless there is a demonstrated need for more frequent testing to be done.

- E. Once in operation, the permit issued for the septic system will be renewed every five (5) years or as in accordance with any new local, state, and federal regulations.
 - F. Commercial type laundry associated with kitchen/dining services (such as staff uniforms, towels, and table linens), and resident bed linens and towels will be performed off-site.
6. Disposal of Medical Waste. The Applicant will comply with all local and state regulations related to disposal of medical waste. Unused medications will be disposed of offsite. In addition, the Applicant will utilize medical waste disposal companies for disposal of other medical wastes.
7. Drainfields.
- A. The Applicant will plant grasses and/or wildflowers with shallow roots over the installed drainfields as coordinated with UFMD and Fairfax County Health Department at time of final site plan. Such plantings will be native as well as non-invasive and will not require irrigation, as coordinated with UFMD.
 - B. The area for the proposed drainfields will remain open lawn and will be preserved in their natural state, to the extent possible, as approved by UFMD and Fairfax County Health Department at time of final site plan.
 - C. Existing trees will remain on the reserve drainfield, as depicted on the SE Plat, until it becomes necessary to utilize the reserve area.
 - D. If all or a portion of the reserve drainfield is required for installation of the septic system, the system designer and the Applicant will coordinate with FCHD to incorporate a dispersal method that preserves the existing vegetation to the greatest extent possible based upon the local and state regulations in effect at that time.
8. Trash Pick-Up. The Applicant will contract with a private collection company to pick up trash, which will not occur before 7:00 AM.
9. Maintenance Activities and Truck Deliveries. Maintenance activities that may require the operation of power equipment, including but not limited to lawn mowers, leaf blowers, chain saws, trimmers and edgers, as well as all other truck deliveries will take place no earlier than 7:00 AM during the week and 9:00 AM on the weekend.
10. Private Ambulance Service. The Applicant will contract with an independent ambulance service to provide private, non-emergency transportation service to area hospitals and medical facilities. Said non-emergency transport will not utilize sirens.
11. Generator. The Applicant will utilize a generator on site to provide emergency back-up for life safety equipment, food storage, and any electrical components or monitoring

equipment associated with the septic system. The Applicant will incorporate noise mitigation measures for the generator, including a sound attenuated enclosure.

12. Lighting. In addition to conforming to the provisions of Article 14 of the Zoning Ordinance on outdoor lighting, the Applicant will install parking lot lighting timers that will shut off the lights, exclusive of security lighting, between 11:00 PM and 6:00 AM.
13. Signage. Signage for the facility will be in accordance with the requirements of Article 12 of the Zoning Ordinance. Any monument sign will not be internally lit and will include downward facing lighting only.
14. Stormwater Management. Stormwater management will be provided as an underground detention chamber with features, such as an impermeable lining at the bottom as well as a layer of filter fabric, to ensure no infiltration.