

APPLICANT'S PROPOSED DEVELOPMENT CONDITIONS

SE 2016-DR-009

September 26, 2016

1. In order to promote sustainable design, the following measures shall be taken in conjunction with the construction of each of the proposed buildings identified on the Special Exception Plat prepared by Charles P. Johnson & Associates, Inc., dated March 1, 2016 as revised through August 22, 2016 (the "SE Plat"). A LEED-AP shall be included as a member of the design team. The LEED-AP will work with the Applicant to incorporate sustainable design elements and innovative technologies into the proposed buildings. At the time of the site plan submission, documentation will be provided to the Environment and Development Review Branch (EDRB) of DPZ, demonstrating compliance with the commitment to engage such a professional.

Prior to the final construction bond release for each phase, the LEED-AP shall submit a certification statement 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 building(s).

Green building elements for inclusion in the project:

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

Water Closet (gallons per flush, gpf): 1.28

Urinal (gpf): 0.5

Showerheads (gallons per minute, gpm*): 20

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 shall be used for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. 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. Carpet and carpet padding shall be installed which meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus program. Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.
- F. Vinyl composition tile and rubber flooring shall be installed which meets the requirements of the FloorScore certification program. Manufacturers' product data and certification letter shall be provided prior to the issuance of a Non-RUP.
- G. Water heaters and roof top mechanical units will be Energy Star, or equivalent. Installation locations and manufacturers' product data, including the Energy Star energy guide, if installed, shall be provided prior to the issuance of a Non-RUP.
- H. Specific to the drive-thru pharmacy building, the following additional elements will be incorporated:
- i. A white roof; and
 - ii. An energy management system that automatically controls the HVAC equipment and lighting; turns off non-security outside lights 30 minutes after closing; and turns off water heaters after hours.
2. Prior to the issuance of the first Non-RUP on the Application Property, a sign shall be located on the Application Property in coordination with the Heritage Resources Division of the Fairfax County Park Authority ("Heritage Resources"), to describe the historical significant of Georgetown Pike and/or the Great Falls area. The text for the sign shall be provided by Heritage Resources. Notwithstanding the foregoing, any delays in the sign coordination process

through no fault of the Applicant shall not preclude the issuance of a Non-RUP on the Application Property.

3. A drive-through window shall not be permitted for any use located in the approximately 5,760 square foot building as shown on the SE Plat without an amendment to this special exception.
4. The approximately 5,760 square foot building shall be generally compatible with the drive-thru pharmacy building including building materials. This shall not preclude a different type of roof and/or window treatments.