

Purcellville Plaza
201 North Maple Ave.

Statement of Justification for
Special Use Permit (SUP) – MC (Mixed Commercial) Zoning District

Kennel

October 30, 2019

Ruff & Tumble Corp, DBA: Dogtopia of Purcellville. (the “Applicant” and the “Owner”) requests a Special Use Permit to allow for a retail Dogtopia dog daycare to be placed on an approximately 1.88-acre parcel of land located on the west side of North Maple avenue and identified in the Loudoun County land records as PIN: 488301193 (the “Property”). The Property is zoned PV:MC, Mixed Commercial, and is subject to ZONING ORDINANCE Town of PURCELLVILLE, VIRGINIA Codified through Ordinance No. 17-12-01, enacted December 12, 2017. (Supp. No. 4).

The Applicant intends to develop the Property first floor suites A, B, C & D with an approximate 6,000 SF (gross floor area) with an adjacent outdoor fenced play area into a state-of-the-art retail Dogtopia store providing dog daycare, spa, grooming and overnight boarding services for safety and convenience of residents. There are currently over 100 Dogtopia stores in the United States and Purcellville will become the next community served by an exceptional dog care facility designed to provide dogs and dog parents with the best experience possible by reducing odors, noise levels and the risk of illness and accidents. Like many popular retailers, the niche of our business use does not fit neatly into current definitions. By the zoning ordinance, the closest definition and basis for this SUP, is a “kennel” because we offer overnight boarding as an ancillary part of our business. Our focus is on safe, open play, daycare services. The Dogtopia store will fill the void created by the relocation of the Virginia ABC store in the two-story retail/office building with approximately total 32,000 SF and located at 201 North Maple Avenue in Purcellville, Virginia 20132. In accordance with Article 4, Section 1.1 of the Town of Purcellville Zoning Ordinance (“Zoning Ordinance”), the Applicant seeks a Special Use Permit for the construction and operation of a “kennel.”

VICINITY MAP



Article 8, Section 1.4 of the Zoning Ordinance describes the “Procedures for approval of special use permits which require approval by the town council.” Specifically, Section D lists the “Issues for consideration” in reviewing a special use permit request. The following is a discussion of the issues relevant to the request for a “kennel” use on the Property:

1. Whether the proposed application is consistent with the comprehensive plan.

Article 4, Section 1.1 of the Zoning Ordinance permits the location of a Dogtopia store in the MC Zoning District, subject to approval of a Special Use Permit (SUP) by the Town of Purcellville Town Council. The Property, which is zoned mixed commercial, has been serving the residents of Purcellville for more than a decade as an established commercial location. The nearest residential property is located approximately 200 feet from the store and separated by several plaza businesses, a street and green space with trees. The Dogtopia store will be located on the south side of the plaza building. The outdoor play area will be closest to the back entrances used for loading/unloading and waste for 609 E Main St. plaza building located approximately 150 feet from the south side of 201 N. Maple Ave. The location is ideal.

The adopted *Town of Purcellville 2025 Comprehensive Plan* dated 12/19/06 reclassified the area around 201 North Maple Avenue from Commercial to Mixed Commercial (MC). The plan states, “A new mixed-use commercial land use category is recommended for the commercial areas of East Main Street. The intent of this district is to provide for a variety of retail shopping, office uses, and miscellaneous recreational and service activities in compact clusters” (2025 Purcellville Comprehensive Plan, pg. 114). The *Town of Purcellville 2018 Comprehensive Plan v5.0*, currently under review, builds upon the 2025 Comprehensive Plan and identifies 201 N. Maple Ave within the Area 1

boundary (pg. 69) of the East Main Focus Area. Within area 1, the proposed plan seeks to “Encourage redevelopment with small- to medium-scale mixed-use buildings including commercial, office, and residential uses.” The development of the proposed Dogtopia store is a redevelopment of an existing space by a local family owned small business and is consistent with both the approved 2025 Comprehensive Plan and the most current update under review.

2. *Whether the proposed special use at the specified location will contribute to or promote the welfare and convenience of the public.*



Dogtopia is the leading provider of dog daycare services in the U.S. When you and your furry friend visit a Dogtopia near you, you'll typically find the following:

- Free live webcams which allow you to see your pup playing with their furry friends, exercising and enjoying their day.
- Spacious playrooms that separate dogs by size and temperament. Dogs need to feel safe before they can have fun. That's why we ensure all of our pups who spend time together have similar play styles
- Playrooms that are supervised for all-day play by our certified Canine Coaches, who have extensive training and experience in managing multiple dogs at once.
- A comfortable, climate-controlled environment. Our HVAC systems keep your pup the perfect temperature during playtime and naptime, and constantly circulate fresh and clean air to keep the facility odor-free.



- Playroom floors that are made from compressed rubber to reduce the impact on the pads of dog's feet, joints and hips. The material is also easy to clean and reduces odor. Best of all, it will not adversely affect your house training.
- Safe and fun playrooms that provide everything an active dog needs, including plenty of space, climbing equipment and Canine Coach education to keep pups engaged and having the Most Exciting Day Ever.
- Each playroom has double-barrier doors to ensure safe and controlled entries and exits.
- A fully stocked kitchen where meals are prepared according to each pet parent's direction.
- Precise tracking of medication.
- A custom cleaning program that utilizes pet-safe cleaning products which clean and disinfect while also offering the highest level of safety available. By using a bio-enzymatic cleaner for spot cleaning when the dogs are in open play, we are ensuring your pup is safe from hazardous chemicals. Daily cleaning happens twice a day with a sanitizer when pups are resting. We also perform routine detail cleaning to maintain our high standards.
- Home-style crates for naps, feeding, administering medications when applicable and overnight stays.
- Enclosed boarding suites for parents who prefer greater privacy for their dog during naps and overnight stays (available at select locations).
- A free mobile app, which registered pet parents can use to request daycare, boarding and spa appointments, watch their pup play on our webcams, and more.



- Soundproofing throughout our facilities to keep nervous dogs at ease.
- A fully-equipped and professionally designed spa.
- Periodic report cards so you can keep track of your furry child's progress and learn about new BFFs (Best Furry Friends Forever).

Dogtopia seeks to enhance the joy of dog parenthood and enable dogs to positively change our world. The proposed Dogtopia store will unequivocally contribute to the well-being of Purcellville families and provide services currently unavailable and much needed for residents.

3. Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

The proposed Dogtopia store is highly compatible with nearby MC zoned business and offers residents a convenient place for their dog to be cared for while utilizing nearby retail shopping, services and for working professionals. The store is well separated from the closest residential townhouse located more than 200 feet to the north of the store and separated by several plaza businesses, a street and green space with trees. Dogtopia stores are designed from the ground up to be in retail locations and compatible with the other mixed commercial uses approved in the immediate area.

4. Whether the level and impact of any noise or odor emanating from the site, including that generated by the proposed special use, negatively impacts the uses

in the immediate area.

Article 4, Section 1.2.107 of the Zoning Ordinance, “a kennel shall be maintained within a completely enclosed, soundproof building, and shall be operated in such a way as to produce no objectionable noise or odors outside its walls.” Dogtopia is a leader in designing state of the art dog daycare facilities.

Odor control is managed through the Dogtopia Waste Management Plan included as a separate attachment. An overview of odor controls that will be applied:



Odor Control

Requirements for Odor Reduction

- Playrooms on Separate HVAC Systems. Each System has an Outside Air Intake Requirement
- Steril-Aire UVC Emitters Installed on each HVAC System
- HVAC System Installed with Economizers and Dehumidification
- Temp design / relative humidity requirement:
 - Playrooms/Spa
 - 75-78 Degrees in Summer
 - 68-70 Degrees in Winter
 - 30%-60% Relative Humidity
 - Rest of the Daycare:
 - 72-75 Degrees in Summer
 - 70-72 Degrees in Winter
 - 30%-60% Relative Humidity
- Walls Extend to the Deck to Avoid Smell and Sound Transfer Between Playrooms
- Rooms Cleaned Two Times per Day
- ScentAir System Installed
- HVAC Air Filters Replaced Quarterly Versus Annually

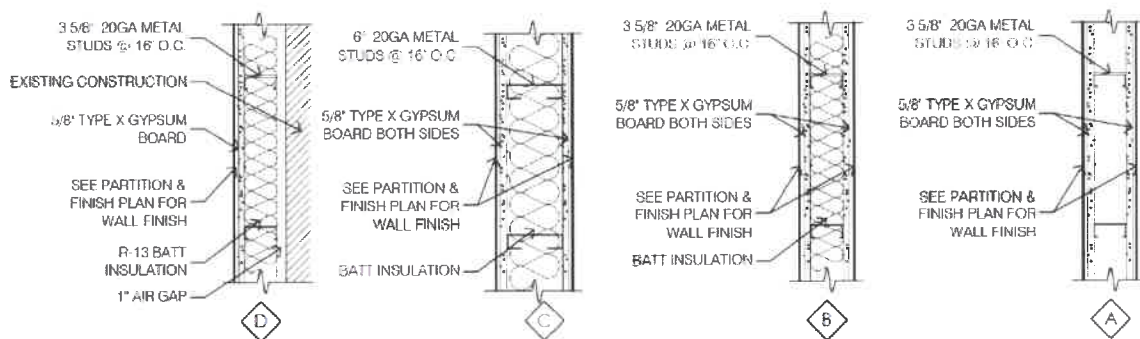
A noise control plan is also included as a separate attachment. Sound controls are built into our store design as follows:



Sound Control

Requirements for Sound Reduction

- Special Wall Type at Demising Wall(s) that Extend to the Roof Deck
- Special Wall Type Between Playrooms and PeopleSpace that Extend to the Roof Deck
- Air Gap at the Demising Wall
- Type A: Walls for Bathrooms, Dog Food Prep Area, etc (Non-Dog Rooms)
- Type B: Walls Between the Dog Playrooms.
- Type D: Demising Walls (Adjacent/Shared wall with Neighboring Tenant(s))
- Type C: Wall Between Playroom and People Spaces (i.e. – Hallways, Restrooms, Spa/Grooming, etc) Extends to Roof Deck



The Dogtopia store will meet Article 4, Section 1.2.107 requirements of the Zoning Ordinance, with state-of-the-art engineering and processes. There is no anticipated negative impact of noise or odor emanating from dogs in the building. Dogs using the outdoor play area will always be personally supervised by trained and certified canine coaches in a controlled off-leash environment within the fenced area adjacent to the building. The outside area is an important aspect of our store design that allows us to provide fresh air and a change of environment for our dogs but, it will rarely be used more than 2 hours per day.

5. *Whether the proposed special use will result in the preservation or damage of any existing habitats, vegetation, topographic or physical, natural, scenic, archeological, or historic feature of significant importance.*

The Property does not contain topographic, physical, natural, scenic, archeological, or any historic features of significant importance. The grass area within the fenced outdoor space will be replaced by an engineered base with artificial turf. This surface is required for us to maintain our cleanliness standards for the safety of our dogs. We will joyfully keep the tree. Separate attachments (Outdoor Pay Details) detail the design and construction techniques used for the outdoor play area and an acoustic study that shows

it will not create noise problems.



6. Whether the proposed special use will impact existing water quality or air quality.

The proposed Dogtopia store will be served by the Town of Purcellville Public Water and Sewer Service, thus there are no impacts on the water quality.

Dogtopia's Pet Safe cleaning program uses a safe bio-enzymatic cleaner formulated to consume odor causing bacteria while dogs are present and a disinfectant when dogs are resting midday and at the end of the day. Dog feces are immediately picked up and disposed of, and urine is mopped up immediately, by canine coaches supervising the dogs during open play periods (7am-12pm and 2-7pm). In the outdoor area those areas where feces have been picked up will also be rinsed via water hose in addition to our Pet Safe cleaning protocol. Therefore, the store will not adversely impact on air or water quality.

7. Whether the traffic generated by the proposed use will be adequately and safely served by roads, pedestrian connections, and other transportation services.

The proposed store is anticipated to have a maximum capacity of approximately 125 dogs with a percentage of that capacity utilizing boarding services. Store hours of operation are planned to be 6AM-7PM Monday through Friday and 10AM-5PM Saturday and Sunday. We anticipate seasonal changes in the percentage of dogs boarding with more dogs boarding during holidays and summer months and fewer dogs boarding during the school year. The maximum volume of store traffic will be generated during high percentage daycare days with a peak volume of approximately 200 customer trips daily. The high-volume period for pet drop-off is between 6-8am and pick-up is 5-7pm. Our peak periods should deconflict with those of Loudoun Valley High School (9:10am bell & 3:58pm bell) and will decrease traffic by more than 50% from the 430 daily visitors to Virginia ABC store. Thus, the proposed use will not only will be adequately and safely served by roads, pedestrian connections, and other transportation services, it will improve conditions.

8. *Whether the proposed use will negatively impact orderly and safe road development and transportation in accordance with the comprehensive plan and all relevant transportation and corridor plans.*

The Dogtopia store is located on Maple avenue two blocks from E Main Street in a well-developed area in Purcellville. Therefore, this project would have no impact on road or proposed bicycle recommendations for Maple Avenue (The *Town of Purcellville 2018 Comprehensive Plan v5.0, page 93*).

9. *Whether the proposed use will be served adequately by essential public facilities and services.*

The proposed kennel will be served by the Town of Purcellville Public Water and Sewer Service that will meet the needs of the kennel (Dogtopia store).

10. *Whether, in the case of existing structures to be converted to uses requiring a special use permit, the existing structures can be converted in such a way that retains the character of the neighborhood in which the existing structures are located, especially when an application seeks to convert a building of historic significance.*

There are no buildings of historic significance present on the property. The modifications necessary to convert the interior of the building to meet Dogtopia store needs will not alter the exterior with the exception of the adjacent outside play area. That area will be accessed via a steel door added to the south side of the building that faces the rear of the 609 E. Main Street Plaza building. The steel door will include a tempered glass window for safety to see the dogs from the building while they are in the outdoor play area. The outdoor play area will be surrounded by an 8 ft. white vinyl fence that will extend from the ground. It is understood from the pre-development conference that a 7 ft. fence is

preferred, but for purposes of canine safety, we need to maintain our 8 ft. standard height as some breeds of dogs can literally jump over a 7 ft. fence.

11. Whether the proposed special use contributes to the economic development needs of the town.

The Economic Development section of the 2025 Comprehensive Plan - Guideline 3 states, "Provide a favorable business environment that supports existing businesses and encourages new business" (2025 Purcellville Comprehensive Plan, pg. 68). The proposed use meets an existing and growing need within the community. The proposed special use contributes to the economic development needs of the town by encouraging the new Dogtopia store.

12. Whether adequate on and off-site infrastructure is available.

All necessary infrastructure shall be provided for the development of the Property.

13. Whether the proposed special use illustrates sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and schools.

All construction traffic will access the Property from Maple Ave. There will be no traffic through residential neighborhoods.

SUMMARY

As noted above, the Applicant respectfully requests the approval of a Special Use Permit for a kennel in the Mixed Commercial Zoning District on a parcel of land identified in the Loudoun County Land Records as PIN: 488301193. The Applicant wishes to redevelop the site with a 6,000 SF kennel (Dogtopia store) to provide dog daycare, boarding, spa and grooming services. The Property will be developed consistent with and subject to the proffers approved with MC and any conditions approved with this proposed SUP. The applicant submits that all land use issues and impacts have been addressed in this application. The Kennel will serve the convenience, safety, and economic interests of the Town of Purcellville and its residents.

For the reasons stated above, the Applicant respectfully requests the Town of Purcellville approve this Special Use Permit for a kennel in the Mixed Commercial Zoning District.



Noise Control Plan

Prepared By:

Aaron Mueller, LEED AP BD+C
Director of Design and Construction

April 2018

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1 Introduction

No two Dogtopia footprints are the same and each require a unique design that is engineered around its environment. Noise control is one of the primary focuses when programming a space. With more than 15 years of experience in the dog daycare industry, Dogtopia has refined the design to provide maximum sound containment, utilizing standard construction materials and practices. Analysis of the existing structure, neighboring tenants as well as their locations, are all taken into consideration during the design process to provide a dog daycare that is welcome in any environment. This document provides details on the strategy and materials used when constructing a new daycare.

2 Wall Categories

Walls are broken down into three categories (Dog Space, People Space, and Exterior Walls) based on how critical sound mitigation is for that particular wall assembly in the daycare. Dog Space are the areas in which dogs will be kept for any period of time and barking may occur. People space is the areas in the daycare that isn't Dog Space (e.g. restrooms, breakroom, reception, etc.). Exterior Walls are considered the perimeter walls of the daycare including walls abutting adjacent building tenants.

2.1 Dog Space

Dog Space typically consist of the playrooms, utility rooms, evaluation rooms, spa & grooming, and suites. Dogtopia's standard design for walls around the Dog Space at the interior of the daycare are 6" thick, fully insulated, full-height, metal stud walls with type X-5/8" gypsum board on each side. The wall is full-height in that it spans from the floor to the roof deck (not just above the ceiling) and is filled with acoustical insulation. This wall is continuous and prevents any substantial amount of sound or smell from escaping the Dog Space. Any windows in this wall assembly are frameless preventing the transfer of sound.

2.2 People Space

People Space typically consist of restrooms, reception, hallways, office, laundry/storage, and a breakroom. Sound coming from these areas is minimal and designed with a standard 3 5/8" metal stud wall that spans from the floor to 6" above the suspended ceiling, with type X-5/8" gypsum board on each side. This wall type is insulated only when surrounding the office or restrooms. The wall type may also be used within the Dog Space as sound transmission within the Dog Space isn't of concern.

2.3 Exterior Walls

Dogtopia utilizes two approaches when designing exterior wall assemblies depending on what the wall is separating the daycare from. When Dog Space is abutting a neighboring tenant, a two-wall system with an air gap is applied. Typically, an insulated demising wall of 3 5/8" or wider that spans from the floor to roof deck between the daycare and neighboring tenant exists. If there is no existing demising wall, one is constructed. One inch from the new/existing demising wall an additional wall is constructed on the daycare side. This additional wall is a 6", fully insulated, full-height metal stud wall with two sheets of type X-5/8" gypsum board on the daycare side. Acoustical sealant is provided at the perimeter of the wall and any penetrations. This assembly provides an STC rating of ~70 depending on the construction of the existing demising wall. This assembly may also be utilized when sound mitigation to the building exterior is critical. Daycares located near residential neighborhoods may utilize this system to prevent any disruption to residents surrounding the location.

If an Exterior Wall separates People Space from the exterior, whether it divides a neighboring tenant or at the exterior of the building, the existing construction/wall assembly may be utilized. The noise generated in this area will rarely be from dogs and does not require sound attenuation. The air gap/space between the wall prevents sound transmission. So, as long as the Dog Space has the 6" wall assembly between the demising wall and Dog Space and is at least 1" away from the demising wall, existing assemblies will typically suffice.

3. Ceiling Construction

Dogtopia's standard ceiling is a suspended ceiling system fitted with School Zone® lay in acoustical tiles used to absorb and prevent sound from escaping the room(s). The tiles have a noise reduction coefficient of .70 and a ceiling attenuation class of up to 40. These tiles are often used in schools and libraries where sound absorption and reduction are critical. The suspended ceiling is consistent throughout the daycare and typically no higher than 12'. Above the suspend ceiling is the existing building roof system and typically an R-30 insulation.



Waste Management Plan

Prepared By:

Loraine Rhoads, Environmental Biologist

April 2018



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Table 1. Waste types and waste management practices

Waste Types	Waste Form	Waste Stream	Waste Destination
Paper waste	Solid	Landfill (soiled) or Recycling	Waste transfer station
Plastic waste	Solid	Re-use or Recycling	Recycle depot
Cardboard packaging	Solid	Recycling	Recycle depot
Towels or rags	Solid	Re-use (towels can be cut into rags) or Landfill	Re-Use or Waste transfer station
Organic waste (Dog waste or uneaten food)	Solid	Landfill	Waste transfer station
Grey and Black water	Liquid	Municipal Wastewater (non-point source)	Water and Sewer Division of South Elgin

Waste materials fall into four categories* for management, which include:

- Re-Use
- Recycle
- Solid Garbage - Landfill
- Liquid - Wastewater

*The fifth category, Hazardous Waste, is not applicable at Dogtopia locations

1 Introduction

The purpose of the Waste Management Plan is to describe the principles, procedures and management of the waste generated by a Dogtopia franchise location. David George has developed this plan to ensure wastes are reduced, reused, recycled and do not create offending odor.

In accordance with Illinois EPA regulatory requirements, the Waste Management Plan outlines measures to manage and mitigate waste generation and resource consumption during the operation of the Dogtopia. The Plan includes details on the following:

- The types and quantities of waste generated during operation
- Procedures to collect and dispose of waste
- Measures that Dogtopia implements to minimize waste generation
- Monitoring protocol to ensure effectiveness of these measures



The Waste Management Plan is designed to support an ecological based management approach with the focus on environmental best practices where Dogtopia is an asset to neighboring tenants.

Surplus or waste materials arise from either the materials imported to our dog daycare center or from those generated on the site. Imported materials are those which are brought to Dogtopia as part of operational practices. Generated materials are those that occur during the daily operations i.e. trash and wastewater.

2 Waste Types

The operations of Dogtopia will generate wastes such as Re-Use, Recycle, Solid Garbage (Landfill) and Liquid (Wastewater).

2.1.1 Re-Use

If surplus materials can be used in the future operations, they are classified as materials which can be re-used, i.e. older towels can be cut into cleaning rags. Materials that can be reused in their present form are surplus to operational needs and will be removed from site to a storage facility. The surplus supplies will be labelled and stored for future use.

2.1.2 Recycling

If surplus materials cannot be reused in their present form but could be used in a different form, they will be sent to recycling through a waste management service provider. Current acceptable recyclable materials include:

Paper

Newspapers, including inserts

Magazines/Catalogs

Telephone Directories

Office/School Paper

Advertising/Junk Mail

Kraft Brown Paper Bags

Corrugated Cardboard (includes paper towel and toilet paper rolls)

Paperboard/Chipboard (cereal boxes, pasta boxes, tissue boxes etc.)

Plastic beverage and food containers

Milk, water and juice bottles

Liquid detergent, fabric softener, bleach, shampoo, yogurt cups, vegetable oil bottles

Metal

Aluminum Cans

Steel or Tin Cans

Glass

Bottles and Jars only

Brown, Green and Clear Glass

2.1.3 Solid Garbage (Landfill)

If solid waste cannot be classified as re-useable or recyclable, then the only alternative is to send surplus materials to the landfill through a waste management service provider. Under no circumstances will Dogtopia create any waste that is classified as Hazardous Waste according to Federal Regulations Title 40 (Protection of Environment) PART 261 Identification and Listing of Hazardous Waste. Under no circumstances will Dogtopia create any waste that is classified as Special Waste according Illinois Environmental Protection Act and Title 35 of the Illinois Administrative Code of Regulations (See Section 7 Nonspecial Waste Certification.)

2.1.4 Liquid (Wastewater)

Liquid waste is classified as either greywater or blackwater. Greywater is a product of washing food, dishes, laundry and cleaning duties such as mopping the floor or cleaning equipment. Blackwater is defined as the waste from flushing toilets.

3 Waste Collection and Disposal

3.2 Re-Use

Re-useable materials that can be reused in their present form are surplus to operational needs and will be removed from site to a storage facility. The surplus supplies will be labelled and stored for future use. Dogtopia remains committed as an international brand to environmentally friendly practices to reduce waste where ever possible.

3.2 Recycle

Weekly collection of recycle material will occur on the same schedule as solid garbage collection. All recycled materials will be collected and sent to a recycle depot or sorting center through a waste management service provider.

3.3 Solid Garbage (Landfill)

All solid waste materials that are not re-useable or recyclable will be collected using trash receptacles lined with trash bags. Office and kitchen waste is normal and usual for any type of business and will be collected inside the store daily and removed to the covered dumpster.

Dogtopia's protocol for solid animal waste management is:

- Pick up solid waste immediately using plastic bag
- Securely tie the plastic bag
- Place in a tightly lidded bin lined with plastic trash liner
- Empty the trash bin at the end of each day, making sure to tie the double bagged waste
- Place the double bagged animal waste in a small deep freezer that is labeled 'Animal Waste'
- Once a week, on the day of dumpster collection, empty the animal waste freezer into the location's dumpster

Quarterly, or more frequently if needed the dumpster will be sanitized with a cleaning product called Super Citrus Dumpster Wash. The application of this product will clean and neutralize any odors and works well on all dumpster surfaces including the secure cover. This product also contains citronella to deter flying insects. Dumpster Wash is non-toxic, biodegradable and environmentally friendly.

3.3.1 Like-business Research

Research was conducted at neighboring veterinary and boarding business to assess waste management practices. Animal Care Clinic of South Elgin uses standard dumpsters to dispose of all business and animal waste. In a review of their dumpster, there was no noticeable smell. They do have the dumpster area isolated behind a brick wall and gated, next to a small outdoor play area. They take their boarding dogs to an outdoor play area each day.

Gateway Veterinary Clinic in St. Charles offers boarding for dogs with medical needs. Sam Parker, office manager reports they use standard, lockable dumpsters. Their current practice is only to single-bag waste and place in the dumpster daily. Any biomedical waste from veterinary procedures, including sharps and surgery waste is removed weekly with a special biomedical waste disposal company.

At Gateway Veterinary Clinic, their dumpsters are less than 50' from an apartment complex. When asked about resident concerns with dumpster smells, he indicated it has never happened and he frequently notices residents walking dogs and children playing in the green space behind and beside their parking lot/dumpsters without issue.

3.4 Liquid (Wastewater)

All Sanitary, Grey and Blackwater wastes will be sent properly through the sanitary sewer system of South Elgin, Fox River Water Reclamation District. Under no circumstances will Dogtopia crate liquid wastes that include forbidden material such as:



Figure 1. Eliminator is a safe bio-enzymatic cleaner formulated to consume odor-causing bacteria.

- Cooking grease
- Garbage Disposal byproducts
- Feminine hygiene products
- Disposable diapers
- Other paper and plastic products

Dogtopia's protocol for liquid animal waste management is:

- Fill one mop bucket with plain water and use a red mop wringer insert
- Fill a different mop bucket with the approved cleaner (Eliminator for spot cleaning during open play)
- Dip mop in approved cleaner and wring out thoroughly
- Soak up liquid waste with the mop, ensuring not to spread around the floor
- Rinse out contaminated mop in water bucket with red liner
- Ready the mop for next use by returning it to the mop bucket with approved cleaner
- When the mop water has become dirty or at the end of the shift, empty mop buckets and rinse out into mop sink
- Twice daily perform a sanitation of the playroom floor using Triple Two
 - Midday – use Triple Two in the mop buckets
 - End of day – use Triple Two in autoscrubber

4 Pet Safe Cleaning Program – Odor Control

Our Pet Safe Cleaning Program provides each location with detailed cleaning protocols for every job necessary in our stores in addition to details on which cleaners to use and when. Dogtopia is the first in the dog daycare business to address the need to clean using certified SAFE chemicals while at the same time effectively killing canine contagious germs. Extensive research has gone into creating our cleaning protocols that will guarantee dogs will not come into contact with a cleaning chemical that is not safe for contact, ingestion or inhalation.

Dogtopia's pet-safe cleaning program was exclusively designed by Health Technology Professional Products, specializing in the animal care industry since 1989. The program contains training videos, employee quizzes and regular inspections to ensure we are maintaining the cleanest environment both inside and outside our facilities.

Odor Control begins with immediately removing the source of odor by physically removing solid waste with a double bag process and using a mop system to remove liquid waste.

Our bio-enzymatic cleaner, Eliminator, is used when dogs are in open play and is a powerful tool for controlling odor. The great benefit in using a bio-enzymatic cleaner is the safety of this solution for people, dogs and the municipal sewer system. Eliminator is used on floor surfaces, crates, playground equipment and artificial turf to completely eliminate the odor causing bacteria.

Daily cleaning happens twice a day with a disinfectant, Triple Two, when dogs are crated for rest. By using an autoscrubber with the disinfect chemical we are effectively killing germs but also recovering the dirty solution for safe disposal in the sanitary sewer system. Triple Two solution is strong enough to kill bacteria and viruses but safe for municipal sewer system. Triple Two is used extensively across the country in dog daycares, veterinary hospitals, animal rescue facilities and kennels.



Figure 2. Autoscrubber is used for interior floor sanitation.



Artificial grass is cleaned properly in a similar fashion to the interior floors using a turf cleaning machine. This machine is designed for use with the Eliminator bio-enzymatic cleaner for odor control and effectively eliminates all waste.

Figure 3. Turf cleaning machine recovers solution and maintains odor-free outdoor space.

5 Waste Minimization

Wastes generated from Dogtopia do not have the potential to have a negative impact on the environment. The Waste Management Plan has been developed to communicate the principles, procedures and management of all types of waste generated during operations of Dogtopia.

Franchisee will implement all possible waste minimization procedures and therefore will reduce the amount of waste to be removed from his Dogtopia business location. All Dogtopian owners and staff will be encouraged to look at ways to minimize the amount of generated waste.

Industry best practices include:

- Waste materials will be reduced, re-used and recycled where possible
- Leased items like dumpsters or delivery pallets will be kept in good usable quality and returned for processing when necessary



- General solid waste will be double bagged to eliminate odor and placed in a covered and sealed dumpster
- All liquid waste will be disposed properly in sanitary sewer system

Dogtopia Owner and General Manager (or appointed delegate) will be responsible for ensuring the instruction of all staff members on implementation of our waste management policy and procedures.

Regular staff meetings will include discussion of waste management procedures and updates on how to minimize waste.

The monitoring of wastes generated will provide an opportunity to review the wastes being generated and ways in which they can be reduced (See Section 6 Monitoring.)

6 Monitoring

The Dogtopia Franchisee is committed to minimizing the risks associated with the generation of wastes in the operation of Dogtopia. The monitoring of the quantity and the types of wastes being generated by Dogtopia operations will be tracked and monitored.

All waste receptacles will be inspected weekly to ensure that they are maintained in a condition appropriate for their use and containment of specific waste.

The Waste Management Plan and its importance will be communicated to the whole team regularly. Business wide updates including improved recycling amounts will be communicated and discussed at staff meetings. Dogtopia Owner and General Manager will monitor and analyze waste management plan to produce best practice solutions throughout Dogtopia operations.

7 Nonspecial Waste Certification

Owner/Operator
telephone:
Dogtopia

2018

I certify that cleaning chemicals and waste produced from my dog daycare, spa and boarding services are not hazardous, not liquid, do not contain PCBs or asbestos, are not formerly hazardous, are not shredded recyclable metals, and are not special wastes. I determined that my wastes are not special wastes by looking at my SDS. I also certify that double bagged dog waste and drainage from cleaning protocols are classified as hazardous and do not pose contamination risk. SDS for cleaning chemicals used in our Pet Safe Cleaning Program are attached.

X
Owner

9 References

Batty, Stuart. "Do I Have a Special Waste?" *Special-Waste*, Illinois EPA, www.epa.illinois.gov/topics/small-business/publications/special-waste/index.

Batty, Stuart. "Waste Management." *Waste Management*, <http://www.epa.illinois.gov/topics/waste-management/index>.

"EPA 40 CFR Part 261 - IDENTIFICATION AND LISTING OF HAZARDOUS WASTE." *LII / Legal Information Institute*, <http://www.law.cornell.edu/cfr/text/40/part-261>.

"Guide to Air Quality Assessment - Chapter 7 Appendix: Odor Reductions." *CEQA Guidance & Tools*, 2017, <http://www.airquality.org/businesses/ceqa-land-use-planning/ceqa-guidance-tools>.

"Public Works." *Village of South Elgin, Illinois*, <http://www.southelgin.com/publicworks>.



241 SOUTH LANDER ST, SUITE 200
SEATTLE, WA 98134
(206) 792-7796
www.a3acoustics.com

MEMORANDUM

TO: Aaron Mueller, Dogtopia
FROM: Erik Miller-Klein, A³ Acoustics
DATE: November 25, 2018
PROJECT: Dogtopia
SUBJECT: Environmental Noise Model

This memorandum is a summary of an environmental noise model completed using DataKustick [CadnaA](#) estimation from Dogtopia outdoor play areas to nearby neighbors.

Design Assumptions

- Fenced outdoor play area about 1,000 sq ft enclosed within 8'-0" high Weatherables vinyl fence (1.2-lbs per sq ft surface weight) with bottom gap no greater than 1-1/2" adjacent to 15'-0" or taller building with stucco or concrete exterior finish.
- 8 to 15 dogs in outdoor area with 5 dogs concurrently barking with a sound power level of 100 LwA.
- No major contributing noise from traffic or other properties for measured levels at noted distances.



Noise Impact Performance Key

There are multiple levels of acceptable performance based on jurisdiction noise code and audibility. In most cases these do not represent the same acoustical performance. The jurisdiction code from commercial buildings to residential neighbors during daytime hours (9 AM – 7 PM) range from 57 dBA to 65 dBA depending on the location. Some jurisdictions define performance based on property zoning, while others determine performance based on property use. In some jurisdictions the acceptability of dog barking is defined with respect to audibility, which is defined as the loudness of the barking compared to constant background noise from traffic and other normal environmental noise activities. This is defined by the existing conditions of the site and predictions of noise impact from the proposed outdoor dog run.

Environmental Noise Model Results

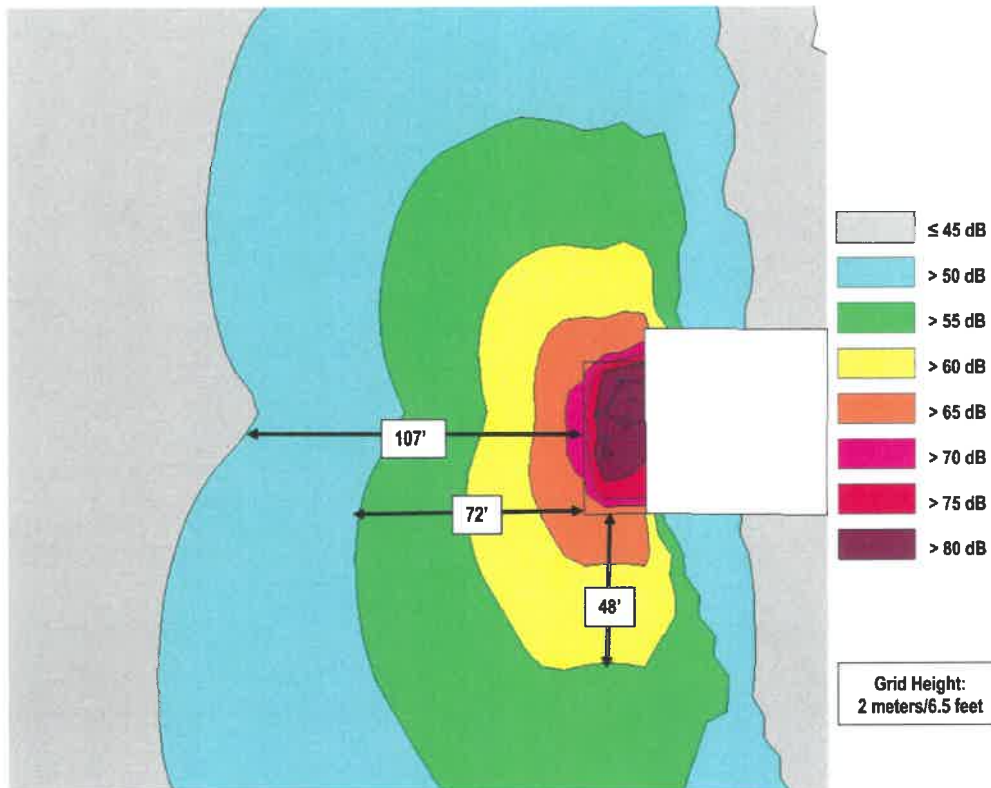


Figure 1: Noise Impact Prediction when measured or heard at 6'-6" from ground

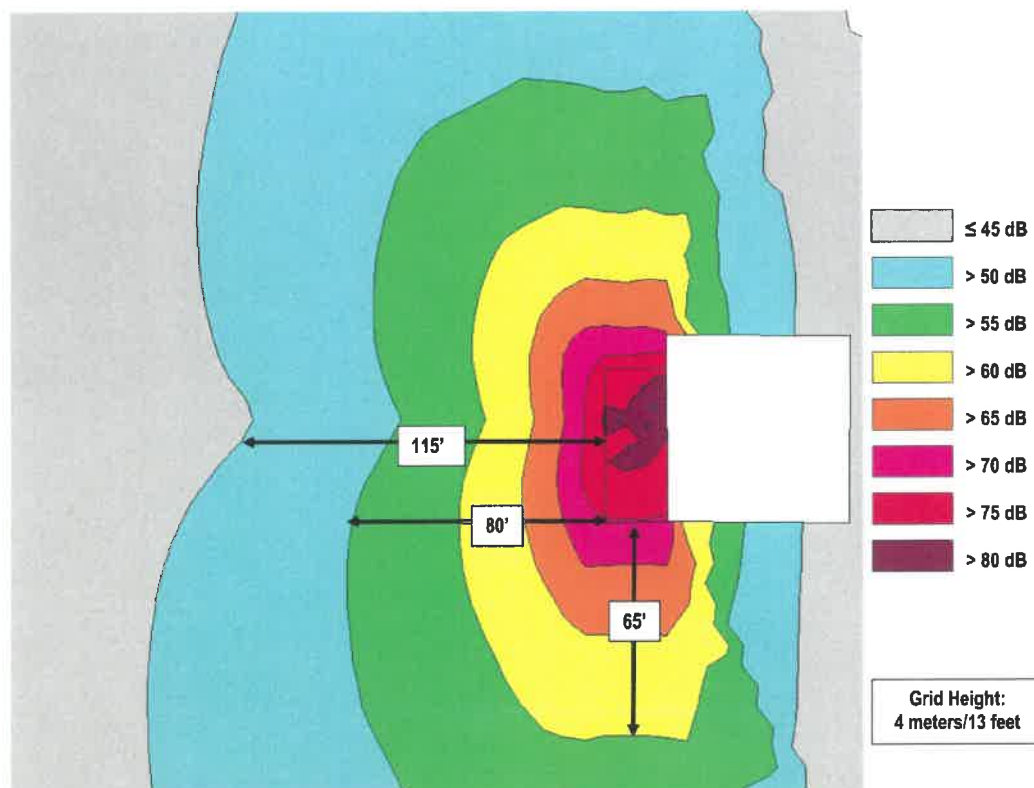


Figure 2: Noise Impact Prediction when measured or heard at 13'-0" from ground (approximate 2nd story window)

The figures above show that in most jurisdictions the outdoor dog run can meet daytime noise code (57 dBA) or less at a distance of 80-feet from the 8'-0" vinyl fencing. In jurisdictions that define acceptability based on audibility without significant background noise from traffic, the nearest residential property cannot be closer than 120-feet.

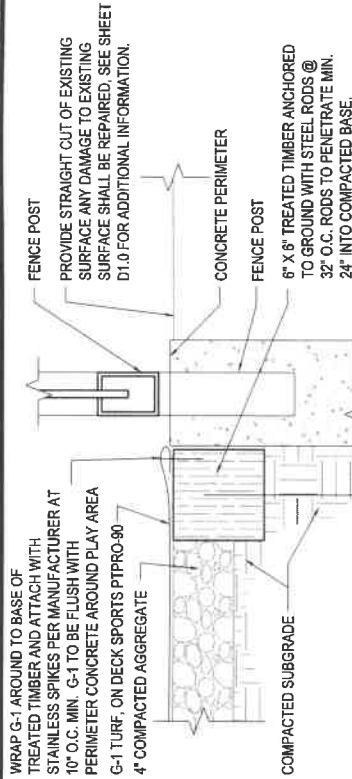
Please contact us with any questions.

Sincerely,
A³ Acoustics, LLP

A handwritten signature in blue ink, appearing to read "Erik Miller-Klein".

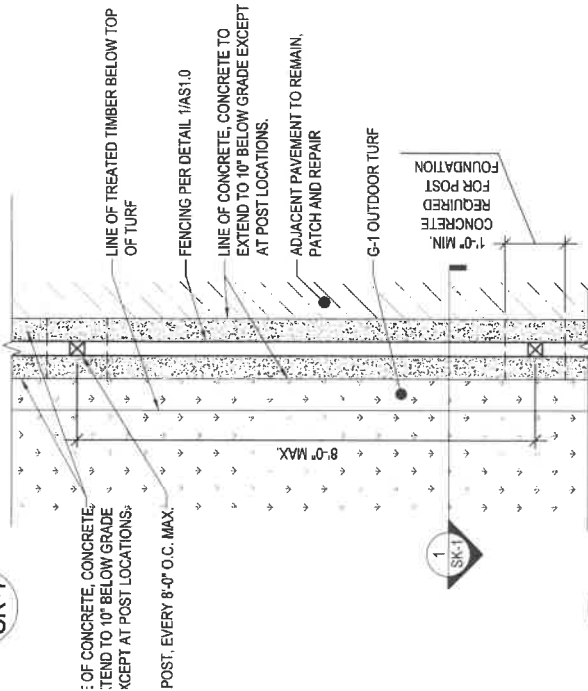
Erik Miller-Klein, PE, INCE Bd. Cert.
Partner & Acoustical Consultant

A³ Acoustics, LLP
241 South Lander St, Suite 200
Seattle, WA 98134
206.658.7920 – C
206.792.7796 – O
erik@a3acoustics.com



2 TURF PERIMETER DETAIL

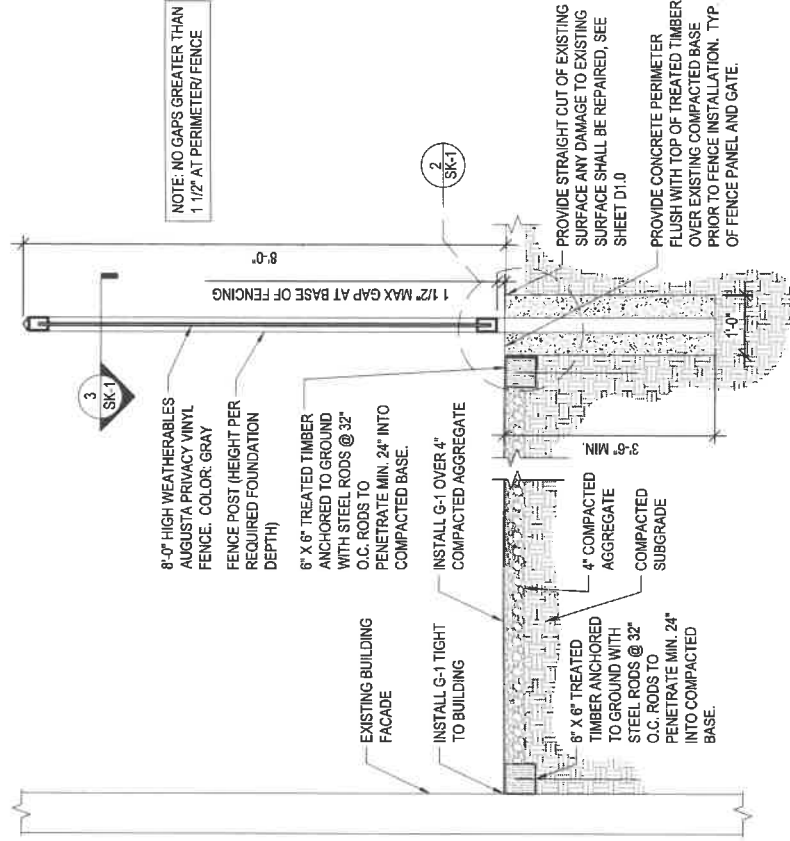
SK-1 SCALE: 1-1/2" = 1'-0"



3 PLAY AREA FENCE PLAN

SK-1 SCALE: 1/4" = 1'-0"

NOTE: THIS DRAWING IS NOT FOR CONSTRUCTION. SKETCH IS INTENDED TO ACT AS AN EXAMPLE / EXHIBIT. ACTUAL SITE CONDITIONS WILL VARY.



1 PLAY AREA FENCE SECTION

SK-1 SCALE: 1/4" = 1'-0"



17110 Dime Rd., Suite 100, Lakewood, Ohio 44107
Phone (216) 331-1424
www.adaarchitects.com



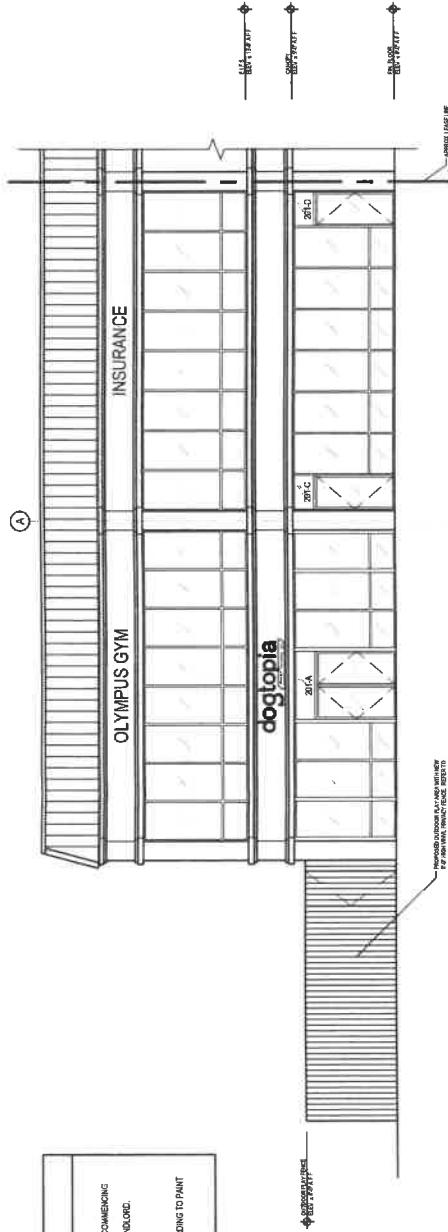
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DOGTOPIA
LOCATION: ANYWHERE, USA
ADA JOB NO.: 18380
FRANCHISEE: DOGTOPIA
DATE: 2/28/19

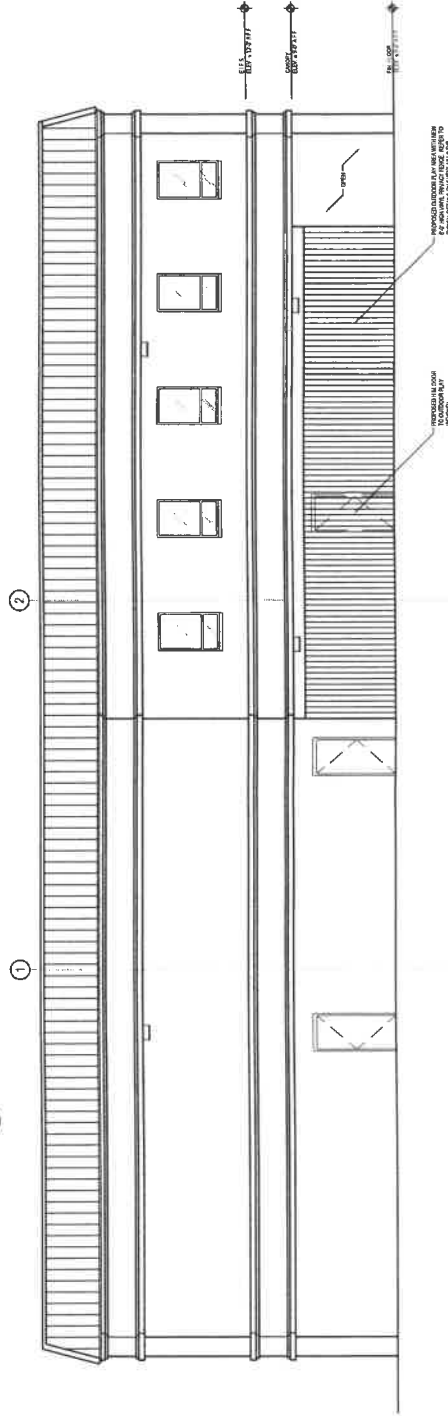
SK-1

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET A3.0 FOR ADDITIONAL INFORMATION.
2. SIGNAGE PERMIT DRAWINGS TO BE SUBMITTED SEPARATELY.
3. GENERAL CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING WORK.
4. SIGNAGE SHOWN FOR REFERENCE ONLY - ACTUAL SIGNAGE SIZE, TYPE AND LOCATION TO BE DETERMINED BY OWNER AND LANDLORD.
5. ALL SIGNAGE TO COMPLY WITH LANDLORD TENANT CRITERIA AND STATE/LOCAL CODES.
6. ALL SIGNAGE TO BE UL LISTED.
7. ALL SIGNAGE TO BE UL LISTED.
8. EXISTING STOREFRONT CONDITIONS TO BE VERIFIED AND MATCHED TO REMAIN. VANDALISM AND DAMAGE TO BE REPAIRED PRIOR TO INSTALLATION OF SIGNAGE.
9. MANUFACTURER'S RECOMMENDATIONS.
10. ELEVATIONS ARE DRAWN FOR REFERENCE ONLY.



1. EXISTING EAST ELEVATION
SCALE: 3/4" = 1'-0"



2. EXISTING SOUTH ELEVATION
SCALE: 3/4" = 1'-0"



RJA
ARCHITECT
Robert J. Archibald, Architect
17015 S. 25th Ave., Suite 100
Phoenix, AZ 85048
Phone: (602) 321-3333, Fax: (602) 321-3334, www.rjaarchitect.com

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DOGTOPIA

LOCATION: 201 NORTH MAPLE AVENUE PURCELLVILLE, VA 20132
RJA JOB NO.: 19319
FRANCHISEE: RUFF & TUMBLE CORP., DBA
DATE: 10/23/19

A3.0