

Docket Item #7 Rezoning #2024-00003 Development Special Use Permit #2024-10015 2807 King Street – Silverado Alexandria Memory Care

Application	General Data	
	PC Hearing:	December 3, 2024
Project Name:	CC Hearing:	December 14, 2024
Silverado Alexandria Memory Care		
Address:	Zone:	Existing: RB/Townhouse with
2807 King Street (Parcel address:		Proffers
2811 King Street)		<u>Proposed</u> : RB/Townhouse with
		Revised Proffers
Applicant:	Small Area Plan:	Northridge / Rosemont
Silverado Alexandria PropCo. LLC,		
represented by M. Catherine Puskar,		
attorney		

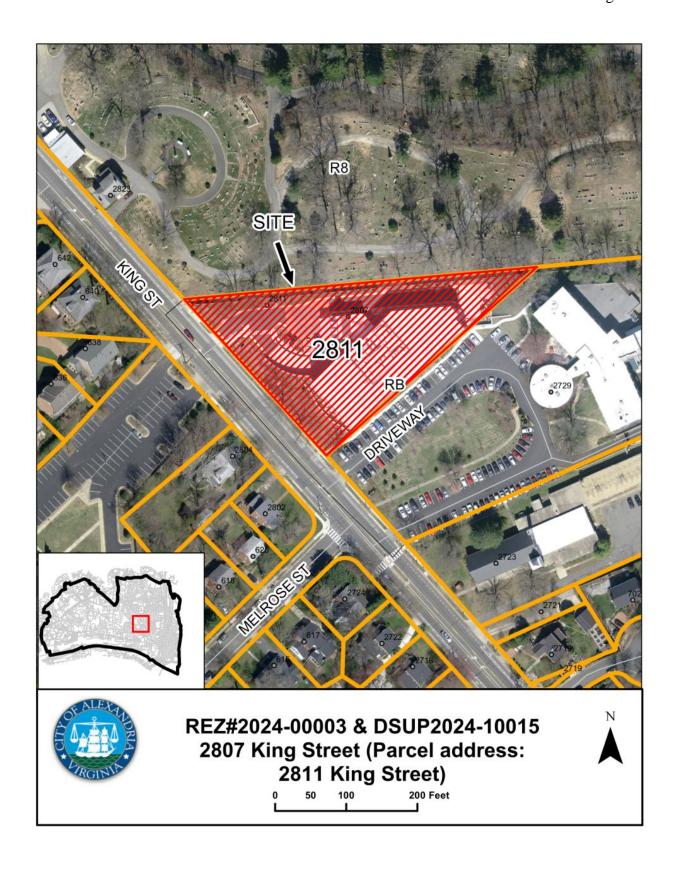
Purpose of Application:

Public hearing and consideration of an amendment to the official zoning map to revise an existing proffer and to amend approved Development Special Use Permit #2012-0005, to allow for an increase in the number of beds and minor revisions to the open space at an existing continuum of care facility; zoned RB/Townhouse with proffer.

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and recommended conditions found in Section III of this report.

Staff Reviewers: Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov
Nathan Randall, Principal Planner nathan.randall@alexandriava.gov
Alexa Powell, Urban Planner alexa.powell@alexandriava.gov

<u>PLANNING COMMISSION ACTION, November 7, 2024:</u> On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to accept the applicants request for deferral of REZ#2024-00003 and DSUP#2024-10015. The motion carried on a vote of 7-0.



I. <u>SUMMARY</u>

Staff recommends **approval** of the requests to revise an existing proffer and to amend an existing Development Special Use Permit to allow for an increase in the number of beds as well as minor open space improvements at an existing continuum of care facility known as the "Silverado." The proposal would allow for the care of additional residents through the reconfiguration of the interior layout of the facility to create double-occupancy rooms. No additional floor area or additional resident rooms are proposed. The applicant identifies increased demand for memory care services in Alexandria, a desire to expand housing options, financial relief for families, and consistency with their business practices elsewhere as the reason for this request. Staff finds that the request is reasonable and appropriate for this site and is consistent with the Northridge / Rosemont Small Area Plan.

II. <u>BACKGROUND</u>

A. Approval Background

Before 2003, the subject property and the adjacent parcel to the east, known as Woodbine Rehabilitation and Healthcare Facility, were under common ownership. Site plan approval was granted for three single-unit dwellings that were never constructed, and a tree protection easement was established in the rear of the property. In 2012, the owner submitted a series of proposals for developing the subject property, which did not move forward due to staff concerns about building height and scale compared with the existing R-8 zone, the number of units proposed, and the provision of on-site parking. Ultimately, these lots were subdivided and redeveloped separately as Woodbine Rehabilitation and Healthcare Facility (hereafter referred to as the Woodbine Nursing Home) and Silverado Alexandria Memory Care.

In February 2015, City Council approved Development Special Use Permit #2012-0015 for the construction and operation of Silverado as a nursing home, as the use was considered to be at the time, in its current configuration. The approval included a rezoning from R-8 to RB/Townhouse with proffer language that required the nursing home use to be consistent with the approved DSUP plan, which allowed for a maximum of 66 beds. As part of that approval, the existing tree protection easement was relocated from the rear of the site to areas along the King Street frontage of both the Silverado and Woodbine Nursing Home sites.

Earlier this year, the applicant requested a determination as to whether the existing use more closely fits the Zoning Ordinance definition of "continuum of care facility" than a "nursing home" use. The continuum of care use was added to the Zoning Ordinance as part of a text amendment (ZTA#2018-00008) approved in 2019, four years after the most recent Development Special Use Permit was approved for Silverado. Staff reviewed the Zoning Ordinance definition and the existing facility's operations and found that Silverado should be re-designated as a "continuum of care" use. Silverado's model of assisted living includes different levels of care appropriate for the needs of residents, which more closely aligns with a continuum of care facility.

B. Site Context

The 2811 King Street site, which is centrally located in Alexandria, comprises a triangular parcel that contains approximately 56,979 square feet (1.31 acres) of land. Constructed in 2018, the existing 74,209-square-foot three-story building includes a 33-space below-ground parking garage. The building's architecture is designed to visually break up the massing and uses materials compatible with the local surroundings. The DSUP approval also included modifications to the side yard setbacks and increased the front yard setback to 55 feet from the front property line along King Street to preserve a set of large trees and better integrate the building into the surroundings.

Other institutional uses surround the subject property, including Ivy Hill Cemetery to the northeast, Woodbine Nursing Home and First Christian Church of Alexandria to the southeast, and the Church of Jesus Christ of Latter-Day Saints to the west across King Street. The surrounding area also contains single-unit dwellings, including the King's Cloister's neighborhood.

In addition to vehicular access from King Street, the site is served by DASH Bus Route 31 at two existing DASH bus stops in front of the facility on either side of King Street. This site is also just under a mile from the King Street Metro Station, with adequate sidewalks connecting the site to the station.

The site's grade is flat, with only a two-foot elevation rise toward the rear of the property where the side property lines intersect. Only one of the large trees, a 29-inch pecan, remains along King Street in the Tree Protection Easement along the front of the property. During a routine landscape bond inspection, the City Arborist found the former 37-inch Basswood/American Linden tree in the front easement in declining health. In 2022, in coordination with the City, the applicant replaced the tree with an oak tree to provide a similar shade and visual screening of the facility at maturity.

The property is located in the Northridge/Rosemont Small Area Plan chapter of the Alexandria Master Plan, which designates the property for institutional uses.

III. <u>PROJECT DESCRIPTION</u>

The applicant team, Silverado Alexandria PropCo. LLC, is pursuing two land-use requests: 1) an amendment to the approved Development Special Use Permit and 2) a rezoning to revise an existing proffer.

- 1. With the Development Special Use Permit Amendment, the applicant is requesting to:
 - Amend Condition #25 from Development Special Use Permit #2012-0005 to increase the maximum number of residents allowed from 66 to 90 (an increase of 24 residents; 36%).
 - Reconfigure the facility's interior and increase the bed count from 66 to 90, which involves adding beds to some rooms (but the building itself will not expand).
 - Expand the fenced garden area in front of the building toward King Street and add a seating area with a pergola.

- Provide additional landscaping elements at the front and rear of the site.
- 2. With the Rezoning request, the existing proffer language would be revised to:
 - Change the plan referenced in the proffer language from the approved final site plan (showing 66 beds) to the current DSUP (showing 90 beds).
 - Refer to the use in the proffer language as a "continuum of care" facility instead of the previously used "nursing home" (see Staff Analysis section V for details).

IV. ZONING

The subject site is zoned RB/Townhouse with proffers. Under Section 3-703 of the Zoning Ordinance, Continuum of Care facilities are allowed in RB with Special Use Permit approval. As noted previously, the existing proffer language stipulates that the use shall be restricted to a nursing home consistent with the site plan approved under Development Special Use Permit #2012-00015. Based on the care elements provided, staff has determined this facility now meets the criteria for the continuum of care use.

According to Section 3-708(A) of the Zoning Ordinance and subsequent review of the staff report associated with the original text amendment, projects where less than 50% of the floor area is used for independent living – such as Silverado - are considered to be commercial uses for the purposes of certain setback and other zoning requirements.

The table below summarizes the project's zoning elements.

Site Area;	56,979 square feet (1.31 acres) in total		
Zone:	RB/Townhouse with proffers		
Current Use:	Continuum of Care Facility		
Proposed Use:	Continuum of Care Facility		
	Permitted / Required	Proposed	
FAR	0.75	0.75	
Height	35 feet	35 feet	
Setbacks	Front: 55 feet* Side (north): 32.5 feet* Side (south): 8 feet* Rear: 50 feet	Front: 55 feet Side (north): 32.5 feet Side (south): 8 feet Rear: 50 feet	
Open Space	39%	39%	
Parking	33 spaces	33 spaces	

^{*}As permitted in original DSUP approval (DSUP#2012-0015).

V. STAFF ANALYSIS

Staff recommends approval of the applicant's request for a DSUP amendment to increase the number of beds, to allow minor open space improvements, and to update the plan referenced in the proffer language from the approved final site plan to the proposed site plan. The increase of 24 beds with no expansion to the building floor area is reasonable, given that the minor operational shift will expand housing options with limited land use impacts. The proposal to reconfigure the building, keeping the same number of units and allowing for double occupancy of some units, is consistent with the Northridge/Rosemont Small Area Plan, the Housing Master Plan, and the City's Strategic Plan on Aging.

A. Consistency with SAP

The daily functions of the Silverado facility are not changing in the Development Special Use Permit amendment and only minor open space improvements are proposed. The rezoning request only pertains to the revision of proffer language and is technical in nature. Staff finds that the Silverado facility would continue to be consistent with the Northridge/Rosemont Small Area Plan, which recommends institutional land uses for this site and its immediate neighbors (Woodbine Nursing Home and Ivy Hill Cemetery).

B. Rezoning

Staff supports the rezoning request, which is technical in nature. The revision of the proffer language only changes two references: 1) the facility would now be referred to as a "continuum of care" use instead of a "nursing home" and 2) the use must be consistent with the currently requested DSUP amendment (with 90 beds) instead of the old 2015 DSUP approval (and 66 beds). The zoning district would not change under this proposal nor would the rest of the existing proffer language.

C. DSUP Amendment

The Development Special Use Permit amendment is also supportable. The increase in the number of beds achieved by reconfiguring the furniture within the existing rooms and other minor interior changes, as proposed, is a reasonable request. The proposal does not increase the overall square footage of the building. The primary change triggering the requirement for the major site plan amendment is the existing DSUP condition which limits the number of residents.

Open Space

Under the proposal, the size of the open space has not changed. The site maintains approximately 39% of the property as open space, consistent with the open space provided by other nursing home uses in Alexandria. Expanding the fenced front garden provides patients and family members with more outdoor gathering spaces for safe recreation and enjoyment. Staff consider the open space retention along the building frontage important in allowing the site to be compatible with its surroundings on King Street.

Trees

The applicant is not proposing any changes to the area inside of the Tree Protection Easement with this rezoning request. All ground-disturbing activities associated with the expansion of the front garden area would take place outside of the structural and critical root zone of the 29" pecan tree to further ensure its protection. This tree is considered a community asset, and its preservation was the subject of considerable discussion during the original DSUP discussion. The only tree proposed for removal is an 8-inch white mulberry located at the rear of the site with extensive decay, according to a certified arborist. Staff has recommended in Condition #83 that the applicant replace the one tree proposed to be removed.

Parking

The parking requirement for continuum of care facilities is one space per two units plus one space per two guest rooms. Silverado is proposing to retain the same number of units, 66 units, the existing 33 parking spaces are sufficient because the requirement is based on the unit count rather than the number of beds provided.

The Silverado exclusively provides assisted living. The number of residents on-site with a vehicle is limited as this facility does not include independent living units and many residents require specialized care. No significant traffic generation is anticipated because of the proposed changes, and it will not have a measurable impact on the surrounding roadway network.

D. Strategic Plan on Aging

The Strategic Plan on Aging identifies as a key goal that "Alexandria needs to increase the availability of nursing home beds for the growing number of aging residents who are likely to need this level of care in later life". Resident input into the report revealed that "housing was the most critical issue of concern and that the Department of Aging and Adult Services work with developers and planners to ensure that continuing care communities, assisted living and affordable rentals are built for seniors and people with disabilities."

Staff supports the increase in residents at the facility. This proposal creatively utilizes existing space while providing more housing options for seniors requiring higher levels of care, a goal which is identified in the Strategic Plan for Aging. Companion rooms with double occupancy offer more cost-effective alternatives to private rooms and benefit the community by expanding housing choices. This proposal aligns with the goals of the Housing Master Plan and Strategic Plan on Aging by providing a less expensive option for assisted living and increasing the available bed capacity in the community for this type of care.

E. Housing

Both the Strategic Plan on Aging and the Housing Master Plan underscore that as the City's population ages, additional opportunities will be needed for individuals with varying income levels to age in place, move to senior independent living, or access an assisted living facility to remain in this community. Silverado's proposal to increase resident capacity will help further the City's

goal of providing a variety of safe, quality housing choices accessible to households of all abilities, specifically its seniors.

The applicant has worked closely with the community throughout this process, meeting with residents' families, and members of the public. During a presentation to the Executive Committee of the Commission on Aging, several members strongly encouraged the applicant to provide an additional affordable bed compared to the two beds already provided for as part of the existing DSUP approval. Staff also suggested that the applicant consider a contribution in line with the request made by the Commission on Aging.

The applicant has voluntarily agreed to include an additional affordable bed as indicated in amended Condition #32. This contribution brings the total to three on-site affordable beds for the life of the project. To meet this condition, a 40% discount will be applied to each of the three qualified patients for the duration of their stay. The existing Memorandum of Understanding will be updated to reflect this agreement. To clarify the intent of this provision, if the patient's condition progresses, requiring a higher level of care within the facility, the discounted rate is tied to the patient not the bed or room in which they reside. When a patient receiving a discounted rate leaves the facility the applicant will work with the Office of Housing to identify a new qualified patient to receive the discounted rate. Staff recommends, to the extent possible, that patients receiving a discounted rate not be clustered together or located within the same companion room(s).

The provision of an additional affordable bed represents a substantial monetary contribution by the applicant and supports the City's goals to equitably provide accommodations for residents of all abilities and socio-economic status as identified in the Strategic Plan on Aging and the Housing Master Plan.

VI. COMMUNITY

The property has been posted with public notice signs announcing the proposed rezoning request. A notification has been sent to all adjacent property owners with information about the proposal, hearing dates, and contact information. The applicant has also informed the Rosemont and Taylor Run Civic Associations of the rezoning request.

The applicant hosted a virtual community meeting on July 9th that was attended by seven community members. The applicant responded to questions about details like changes to the garden areas, associated tree removal, and clarifications about the bed count. On July 17th, the applicant also presented the project to the Taylor Run Civic Association at its regular association meeting. The attendees asked general questions about project details and the timeline for construction.

The applicant has also hosted internal meetings with the family members of Silverado residents about the proposed changes to the facility. The applicant responded to questions about staffing, supervision, and parking at these meetings. A family member of a Silverado resident also forwarded city staff several comments from an anonymous source which they requested be shared

with the Planning Commission and City Council in their deliberations for this project (see attached).

The Chair of the Commission on Aging invited the applicant team to lead a presentation at the Commission's Executive Committee meeting on September 12, 2024. There was significant discussion about the cost involved in these types of facilities. Several members strongly encouraged the applicant to consider providing an additional affordable unit at this facility given the increase in residents proposed. The applicant shared with the Commission that companion rooms would be available at a reduced rate to private rooms and after the meeting agreed to provide one additional on-site affordable bed. Additional topics of discussion at the Commission on Aging meeting included: air quality, the spread of infection, parking, and supervision, particularly in the evening hours for those in companion suites.

The applicant responded that these companion rooms have worked well in other facilities they operate throughout the country and does not present an increased health risk as their model encourages regular resident interaction. The applicant also described the State requirements for this type of facility, including procedures to check on all residents regularly in response to questions regarding resident safety. Finally, the applicant reiterated that the change to double-occupancy rooms are voluntary for residents and any decisions are made in consultation with residents' families. Only those requesting a companion would have their room reconfigured.

VII. <u>CONCLUSION</u>

In conclusion, staff recommends **approval** of the rezoning request per the submitted revisions to the existing proffer language in conformance with all applicable codes and the staff recommendations contained in Section IX of this report.

Staff: Robert M. Kerns, AICP, Chief of Development

Nathan Randall, Principal Planner, Development Alexa Powell, Urban Planner, Development

VIII. GRAPHICS / ADDITIONAL MATERIALS

Exhibit 1A - West Elevation (from King Street)



Exhibit 1B - Tree Preservation Easement Area (along King Street)



PROFFER STATEMENT FOR 2805, 2807, 2807A AND 2809 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, 2811 King Street LLC, the owner of the property known as 2805, 2807, 2807A and 2809 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcels 052.02-06-53, 052.02-06-52, 052.02-06-51, and 052.02-06-50 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-8/Residential zone to the RB/Townhouse zone do hereby proffer the following:

- 1. The building will be used as a memory care facility, which is a "nursing home" use pursuant to Section 2-179 of the Zoning Ordinance; and
- 2. The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2012-00015.

In the event that the rezoning (REZ 2014-0009) and associated approval DSUP 2012-00015 are not approved, these proffers shall be null and void.

2811 King Street LLC

By: Graham L. Adelman

Its: President

Date: January 9, 2015

Exhibit 3: Proposed Proffer Statement

PROFFER STATEMENT FOR 2811 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, Silverado Alexandria PropCo., LLC, the owner of the property known as 2811 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcel 052.02-06-55 (the "Property"), as part of the request for an amendment to the existing proffer associated with the Property do hereby proffer the following:

- The building will be used as a memory care facility, which is a "continuum of care" use pursuant to Section 2-129.2 of the Zoning Ordinance; and
- The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP #2024-10015.

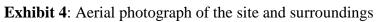
In the event that the rezoning (REZ #2024-00003) and associated approval DSUP #2024-10015 are not approved, these proffers shall be null and void.

Alexandria PropCo., LLC

By: Loren Shook

Its: President

Date: 11/06/2024







IX. STAFF RECOMMENDATIONS:

1. <u>CONDITION AMENDED BY STAFF:</u> The Final Site shall be in substantial conformance with the <u>amended</u> preliminary plan dated <u>11/20/2014</u> <u>10/3/24</u> and comply with the following conditions of approval. (P&Z)

A. **PEDESTRIAN/STREETSCAPE:**

- 2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all on-site concrete sidewalks to City standards.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
 - h. Adjust the alignment of the driveway crossing on King Street parallel to the street offering a more direct route linking the two sections of sidewalk. ***

 (P&Z)(T&ES)

B. **PUBLIC ART:**

- 3. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value.
- 4. If the applicant will provide public art, the next submission shall identify the location, type and goals for public art.**** (P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

- 5. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Space the pair of street trees a minimum of 30 feet on center.
 - c. Provide a minimum of 15 feet between the street tree in the north-west corner and the proposed electric pole. Amend the sidewalk geometry if necessary.
 - d. Increase the size of the ornamental and evergreen trees to the meet the minimum required in the *Landscape Guidelines*.
 - e. Ensure positive drainage in all planted areas.
 - f. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - g. Provide planting details for all proposed conditions including street trees, multitrunk trees, shrubs, perennials, and groundcovers.
 - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's *Landscape Guidelines* for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
- 6. Provide a caliper-for-caliper replacement for trees removed under this proposal from the existing Tree Protection Easement, on the following basis and to the satisfaction of the Director of Planning and Zoning:
 - a. All qualifying trees within the easement, as defined by the deed of easement as being 12 inch caliper or greater, and including trees in all conditions other than those listed in the Preliminary Plan's tree survey as suffering from decay or dieback, shall be required to be counted towards the replacement.
 - b. Proposed street trees shall not be counted towards the replacement requirement.
 - c. The replacement trees shown on the Preliminary Plan's landscape plan shall be considered a minimum of trees to be provided to meet requirement a) above. Additional on- or off-site trees shall be required to meet the replacement threshold, or a contribution in lieu may be provided which is payable to the City's Living Landscape Fund. ***(P&Z)
- 7. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.

- b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
- c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions. (P&Z)
- 8. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features (P&Z)(T&ES)
- 9. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

D. TREE PROTECTION:

- 10. Provide, implement and follow a tree protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and RP&CA and the City Arborist. (P&Z)(RP&CA)
- 11. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)
- 12. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated 11/20/2014 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)
- 13. Impose restrictions in the form of a recorded tree protection easement on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the "Protection Area"). The tree protection easement shall impose restrictions on the use of the Protection Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The tree protection easement shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the Protection Area and the easement language shall be prepared and approved by the Director of P&Z and the City

Attorney prior to release of the final site plan. The final approved plat and restriction language shall be recorded among the land records prior to the release of the building permit. The following shall also be established as restrictions in the Protection Area:

- Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Protection Area. Supplemental tree plantings may be provided within the Protection Area Easement, but shall consist of native species as identified by the City Arborist.
- b. The Protection Area shall be equal to and in no case less than the area shown on the Preliminary plan submission and which is identified as 'Proposed Tree Protection Easement'.* (P&Z)

E. BUILDING:

- 14. The building design, including the quality of materials, final detailing and 11/20/2014 shall be consistent with the elevations dated 11/20/2014 and the following conditions.
- 15. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of ½" = 1'. (P&Z)
- 16. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy.

 *** (P&Z)
- 17. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
- d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
- e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any Citywide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
- 18. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
- 19. The applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures where appropriate. A list of applicable mechanisms can be found at Http://www.epa.gov/WaterSense/pp/index.htm. (T&ES)
- 20. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
- 21. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)
- 22. Amend the chimneys to be a brick finish. (P&Z)
- 23. Make the door on the south elevation a more prominent feature through design and materiality to add some sense of a front presence to this façade. This may be achieved through architectural enhancements such as a canopy and lighting. (P&Z)

F. NURSING HOME USE:

- 24. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
- 25. **CONDITION AMENDED BY STAFF:** The maximum number of residents shall be limited to 66 90. (P&Z)
- 26. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z) (T&ES)
- 27. The operator shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all SUP provisions and requirements affecting employees and to communicate, at a minimum, (a) the unique aspects of operating the facility within a residential neighborhood and (b) the operator's related expectations of the employees. Among issues to be addressed in employee sessions shall be limitations on employee noise (i.e., during shift changes and other outdoor activities in which noise may carry beyond the facility site); that employees and visitors should park on-site rather than on surrounding streets. (P&Z)
- 27. A. The mid-day shift change at the Alexandria Memory Care facility shall occur no less than one hour before or after the shift change at the adjacent Woodbine Rehabilitation and Healthcare facility. (PC)

G. SIGNAGE:

- 28. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.* (P&Z) (T&ES)
- 29. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
- 30. One free-standing entrance sign with a maximum size and location commensurate with that indicated on the Preliminary Plan shall be permitted (P&Z)
- 31. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

H. HOUSING:

- 32. **CONDITION AMENDED BY STAFF:** The applicant will provide two three (3) memory care beds and assistive services at a rate that is 40% below the amount charged for cost of comparable market beds and services in the facility for the life of the project. Beds are not limited to a specific room or area within the facility, but will be permitted to "float" throughout the facility as vacancies make beds available. (Housing)(CC)
- 32A. The applicant will provide a voluntary contribution of \$117,504 to the Housing Trust Fund at Certificate of Occupancy. (CC)
- 33. The applicant will admit persons to these beds 30 days after commencing operations. (Housing)(PC)
- 34. The persons in these beds will not be discharged as long as the applicant is able to adequately care for them and their monthly fees are paid in accordance with the terms of their admission agreement. (Housing)(PC)
- 35. **CONDITION AMENDED BY STAFF:** The applicant shall <u>update the develop a</u> Memorandum of Understanding with the City of Alexandria, <u>executed on August 26, 2016</u>, to be approved prior to the release of the Final Site Plan which outlines the following: the criteria used to qualify such individuals, including criteria for prioritizing Alexandria residents and the means of marketing the program to reach individuals with limited financial resources who will benefit from the discounted rate. (Housing)(PC)(CC)
- 36. Upon reasonable advance notice, the applicant shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions. (Housing)

I. PARKING:

- 37. Employees shall park at off-street locations. (P&Z)(T&ES)
- 38. Locate a minimum of 33 parking spaces on site. (P&Z)(T&ES)
- 39. Provide 10 bicycle parking space(s) on-site. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

J. BUS STOPS AND BUS SHELTERS:

40. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. (T&ES)

K. SITE PLAN:

- 41. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval if construction has not commenced to update the City Council on the project status. (P&Z)
- 42. Submit the plat of consolidation and all applicable easements prior to the final submission of the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
- 43. The plat shall be recorded and a copy of the recorded plat shall be submitted with the first request for a building permit.** (P&Z)
- 44. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
- 45. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.

- f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
- g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
- 1. The lighting for the underground/ parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
- m. Light fixtures for the underground parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)
- 46. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

L. CONSTRUCTION MANAGEMENT:

- 47. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan.* (T&ES)
- 48. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;
 - d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include

- proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
- e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
- 49. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
- 50. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
- 51. No major construction staging shall be allowed within the public right-of-way on King Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
- 52. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
- 53. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
- 54. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number,

of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)

- 55. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
- 56. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
- 57. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
- 58. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

M. WASTEWATER / SANITARY SEWERS:

59. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

N. SOLID WASTE:

60. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid. The receptacle shall be placed in the public right of way. Receptacle shall be generally located along the

- property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)
- 61. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid. The receptacle shall be placed in the public right of way. Receptacle shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

O. STREETS / TRAFFIC:

- 62. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
- 63. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
- 64. Show turning movements of standard vehicles in the parking structure. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
- 65. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
- 66. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

P. UTILITIES:

67. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

Q. STORMWATER:

68. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement.

The Alexandria Water Quality Volume Default as determined by the cite's post.

The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

- 69. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
- 70. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
- 71. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
- 72. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
- 73. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
- 74. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
- 75. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing

stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

R. CONTAMINATED LAND:

76. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

s. NOISE:

77. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

T. AIR POLLUTION:

- 78. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 79. No material may be disposed of by venting into the atmosphere. (T&ES)
- 80. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

U. ARCHAEOLOGY:

- 81. Alexandria Archaeology concurs with the recommendations submitted by the applicant's archaeological consultant that an archaeological study is warranted for the 1.3 acre project area. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Protection measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- 82. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. All required archaeological Protection measures shall be completed prior to

- ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 746-4399.
- b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City Archaeologist comes to the site and records the finds.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- 83. **CONDITION ADDED BY STAFF:** The applicant shall depict on the final site plan, and subsequently install prior to the release of the Certificate of Occupancy, a new tree consistent with the Alexandria Landscape Guidelines as a replacement for tree #136 that is proposed for removal. (P&Z)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

Planning and Zoning

- C-1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. ****
- C-2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail the construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C-3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion.

Code Administration

- F 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor: 703.746.4200 with any questions.
- C 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code in effect when applying for building permit(s).
- C-2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C-3 Submit a soils report with the building permit application for all new and existing building structures. **
- C-4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C-5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

Archaeology

C-1 All archaeological preservation measures shall comply with Zoning Ordinance § 11-411.

Transportation and Environmental Services

- F-1 Prepare the Final Site Plan per Memo to Industry 02-09, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo %20to%20Industry%20No.%2002-09%20December%203,%202009.pdf *
- F-2 Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. *
- F-3 Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotations pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet).

 *
- F-4 Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately).

 * *****
- F-5 Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single unit residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing

Terracotta pipes, replace the section of main and provide manufactured "Y" or "T," or else install a manhole. *, ****

- F-6 Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. *, *****
- F-7 Provide at least 18-inches of vertical separation for sanitary sewers and 12-inches for storm sewers when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. *, *****
- F-8 No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. *, ****
- F-9 Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. *, ****
- F-10 Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. *, ****
- F-11 Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. *, ****
- F-12 Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. *
- F-13 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. *

- F-14 Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. *
- F-15 Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry 04-18. *
- F-16 Include these notes on all Maintenance of Traffic Plan Sheets (MOT): *
 - a. FOR INFORMATION ONLY.
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. The contractor shall apply for all necessary permits for use of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F-17 Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. *
- F-18 Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. *
- F-19 Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. *
- C-1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. *
- C-2 Comply with the stormwater quality requirements and provide channel and flood protection per Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. *
- C-3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. *

- C-4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. *
- C-5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way.
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C-6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. *, ****
- C-7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. *
- C-8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov.*
- C-9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement.

- C-10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: https://www.alex_andriava.gov/resourcerecovery or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov.*
- C-11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. *
- C-12 Post the bond for the public improvements before Final Site Plan release. *
- C-13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. *
- C-14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. *
- C-15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates.

- C-16 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. *, ****
- C-17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. *
- C-18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. *
- C-19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. *
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.
- C-21 Comply with the City's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line.

- C-22 Comply with the City's Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours:
 - i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
 - a. § 11-5-4(b)(19) further restricts pile driving to these hours:
 - iv. Monday through Friday from 9 AM to 6 PM
 - v. Saturdays from 10 AM to 4 PM
 - vi. No pile driving is allowed Sundays and holidays
 - b. § 11-5-109 restricts excavating work in the right-of-way to:
 - vii. Monday through Saturday 7 AM to 5 PM
 - viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C-23 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Zoning Ordinance Article XIII. *
- C-24 Comply with the City's Erosion and Sediment Control Code, Title 5, Ch. 4. *
- C-25 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default_aspx?id=3522. *
- C-26 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. *

Fire Department

- F-1 Show the location of Fire Department Connections prior to Final Site Plan release. *
- R 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond



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(5) Finding (5)	Master Plar Zoning Map			!
ROTH	Lonning map	Amendment	. IX LE# _	
PROPERTY LOCATIO	אני 2811 King (Street		
APPLICANT	/INI			
Name:	Silverado Alex	andria PropCo.,	LLC	
Address:				
PROPERTY OWNER:	-			
Name:	Silverado Ale	xandria PropCo.	, LLC	
Address:				
Interest in propert	y:			
	Owner	OContract Pu	rchaser	
	O Developer	CLessee		Other
	is some form of	compensation, d		ed agent such as an attorney, a realtor, or other gent or the business in which they are employed
	OYes: If yes,	provide proof of	f current Ci	ity business license. N/A
	ONo: If no, s	said agent shall o	obtain a bu	usiness license prior to filing application.
	-301B of the Zon on the property w ucci, Lubeley, & W	ing Ordinance, h hich is the subje /alsh PC	nereby grar	r this application is complete and accurate, and, nts permission to the City of Alexandria, Virginia, application.
Print Name of Applicant of	or Agent		Signature	e
Mailing/Street Address			Telephone	e # Fax #
Arlington, VA	2220	01	6/10/202	24 (Revised 7-16-2024)
City and State	Zip C	code	Date	
	DO NOT	WRITE IN THIS S	SPACE - O	OFFICE USE ONLY
Application Received:			Fee Paid	d: \$
Legal advertisement: ACTION - PLANNING CO	MMISSION		ACTION	I - CITY COUNCIL:
ACTION - PLANNING CO	IVIIVII33ION	· · · · · · · · · · · · · · · · · · ·	ACTION	N - GITT COUNCIL.

MPA #	
REZ#	

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
2811 King St. 052.02-06-55	Continuum of Care Continuum of Care		RB RB	300'-frontage 1.3 acres
2				
3				
4				

PROPERTY OWNERSHIP

[] Indi	vidual Owner [] Corporation or Partnership Owner Se	e Attachment				
Identify	dentify each person or individual with ownership interest. If corporation or partnership owner, identify each person with					
more tl	nan 3% interest in such corporation or partnership.					
1.	Name: See Attachment	Extent of Interest:				
	Address:					
2.	Name:	Extent of Interest:				
	Address:					
3.	Name:	Extent of Interest:				
	Address:	_				
4 .	Name:	Extent of Interest:				
	Address:					

Disclosure Statement Attachment

Silverado Alexandria Propco LLC

Silverado Alexandria Venture LLC (100%)

2811 King Street LLC (45%)

CHH Cambridge Healthcare Holdings LLC (100%) Graham L. Adelman (100%)

SSL Holdings (55%)

Silverado Shareholders LLC (91%)

Loren B. Shook (3%)

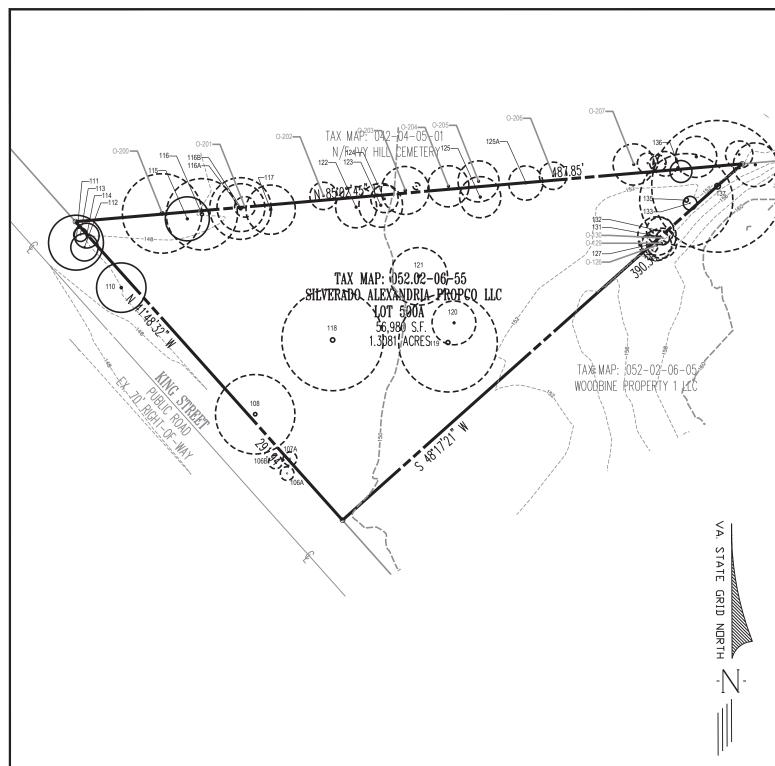
Shook Holdings, LLC (4%)

MPA#	
REZ#	

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- **1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies: N/A
- 2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
 - There are no proposed changes to the existing zoning map. The application is for an amendment to the proffer to reference the updated plan reflecting revised unit and open space design.
- **3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
 - The property will abide by previously approved conditions that ensure adequate public resources and access.
- 4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
 - See the attached draft amended proffer referencing the updated plan. The signed proffer will be submitted prior to the public hearings once a plan number is assigned.

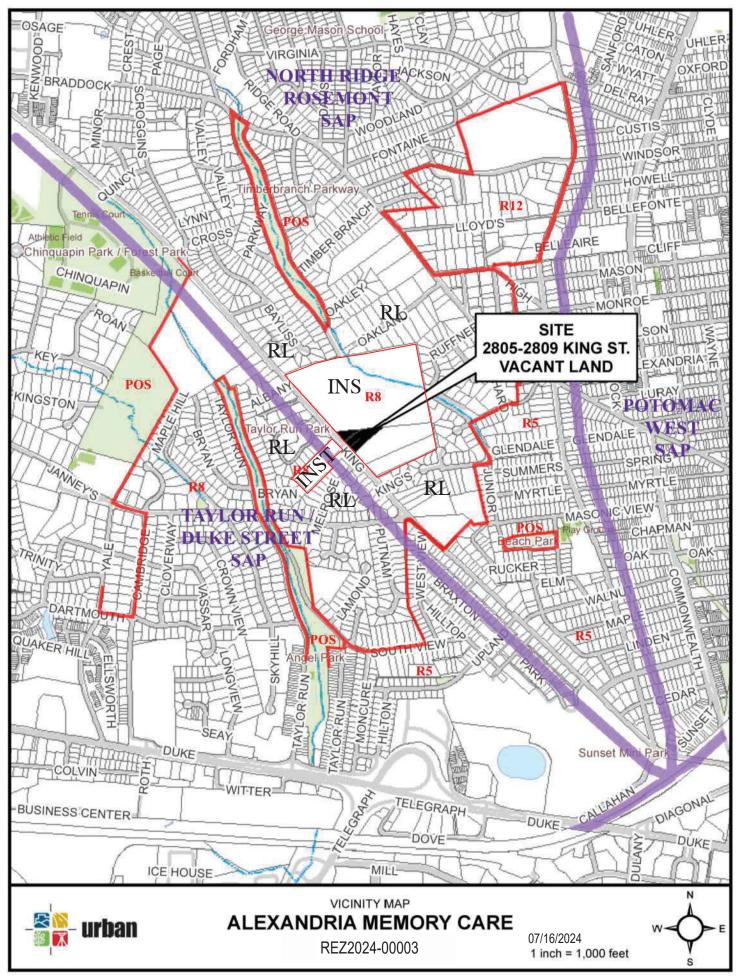


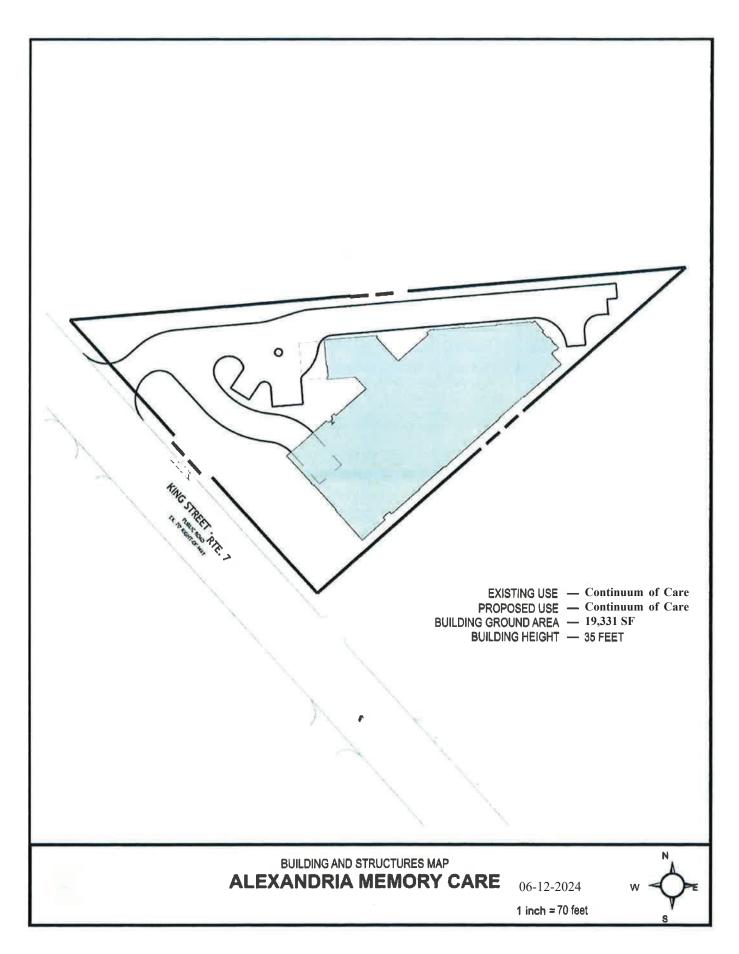
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING DESIGNATED AS (NEW) LOT 500A AS SHOWN ON PLAT ENTITLED "PLAT SHOWING CONSOLIDATION OF LOTS 500, 501, 502 & OUTLOT 'A', RICHARD B. GARVEY INTO LOT 500A, ALEXANDRIA MEMORY CARE AND THE CREATION AND VACATION OF VARIOUS EASEMENTS, CITY OF ALEXANDRIA, VIRGINIA", BY URBAN, LTD., DATED SEPTEMBER, 2015, ATTACHED TO THE DEED OF CONSOLIDATION, EASEMENT AND VACATION RECORDED AS INSTRUMENT NO. 160010327.



METES AND BOUNDS MAP SILVERADO ALEXANDRIA REZ2024-00003





PROFFER STATEMENT FOR 2805, 2807, 2807A AND 2809 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, 2811 King Street LLC, the owner of the property known as 2805, 2807, 2807A and 2809 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcels 052.02-06-53, 052.02-06-52, 052.02-06-51, and 052.02-06-50 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-8/Residential zone to the RB/Townhouse zone do hereby proffer the following:

1. The building will be used as a memory care facility, which is a "nursing home" use pursuant to Section 2-179 of the Zoning Ordinance; and

2. The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2012-00015.

In the event that the rezoning (REZ 2014-0009) and associated approval DSUP 2012-00015 are not approved, these proffers shall be null and void.

2811 King Street LLC

By: Graham L. Adelman

Its: President

Date: January 9, 2015

APPLICATION



DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

REIB	DSUP #	Pro	eject Name:
PROPER1	TY LOCATION:	2811 King Street	
ТАХ МАР	REFERENCE:	052.02-06-55	ZONE: RB
APPLICA	NT:		
Name:		lexandria PropCo., LL0	
Address:			
PROPER1	TY OWNER:		
Name:	Silverado A	lexandria PropCo., LL0	
Address:			
of 90 resid	lents and an ame	endment to the open sp	dition #25 of DSUP2012-00015 to allow for a maximum pace improvements.
MODIFIC	ATIONS REQUE	ESTED N/A	
SUP's RE	QUESTED N/A		
			opment Site Plan with Special Use Permit approval in accordance nce of the City of Alexandria, Virginia.
Alexandria t	o post placard notice		sion from the property owner, hereby grants permission to the City of this application is requested, pursuant to Article XI, Section 11-301 Virginia.
			e information herein provided and specifically including all surveys, and accurate to the best of his/her knowledge and belief.
		tharine Puskar. Agent/Attorney	MCGASKAV
Print Name o	f Applicant or Agent		Signature
Mailing/Stree	t Address		Telephone # Fax #
Arlington,		22201	
City and Stat	е	Zip Code	Email address 10/03/2024
			Date
		DO NOT WRITE IN TH	IS SPACE - OFFICE USE ONLY
Application Fee Paid a			Received Plans for Completeness: Received Plans for Preliminary:
		ION:	1 coolvou i iano foi i foinimary.
l .		ION.	
, .5 HOW 2	00011012.		-

Development SUP #	
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ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1.		is: (check one) Contract Purchaser erty.	OLessee or	Other:	_ of
applica			• •	tity owning an interest in the	
or other	r person for which	•	pensation, does thi	gent, such as an attorney, realis agent or the business in washess in washesandria, Virginia?	-
O Yes	•	of current City business licer l obtain a business license p		ation, if required by the City	

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Silverado Alexandria PropCo., LLC		See Attachment
2.		
3.	HERMAN MARKET STATE STAT	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2811 King Street, Alexandria, VA 22302 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

See Attachment
See Attacriment

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
Silverado Alexandria PropCo., LLC	None	None
2.		110000
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Hoglzo24 Loren B Shoel C President Lo Signature

Signature

Silverado Alexandria PropCo., LLC

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

Re: Authorization to File for a Development Special Use Permit & Rezoning Proffer

Amendment

2811 King Street, Tax Map No. 052.02-06-55 (the "Property")

Dear Mr. Moritz:

Silverado Alexandria PropCo., LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Development Special Use Permit and a Rezoning Proffer Amendment of the Property and any related requests.

Very truly yours,

Silverado Alexandria PropCo., LLC

Bv:

Its: ____Chief Executive Officer_____

Date: 3/11/2024

Disclosure Statement Attachment

Silverado Alexandria Propco LLC

Silverado Alexandria Venture LLC (100%)

2811 King Street LLC (45%)

CHH Cambridge Healthcare Holdings LLC (100%) Graham L. Adelman (100%)

SSL Holdings (55%)

Silverado Shareholders LLC (91%)

Loren B. Shook (3%)

Shook Holdings, LLC (4%)

Development SUP #	

2.	Narrative description. The applicant shall describe below the nature of the request in
	detail so that the Planning Commission and City Council can understand the nature of the
	operation and the use, including such items as the nature of the activity, the number and type of
	patrons, the number of employees, the hours, how parking is to be provided for employees and
	patrons, and whether the use will generate any noise. If not appropriate to the request, delete
	pages 6-9. (Attach additional sheets if necessary.)

See attached.

Applicant Narrative

The Applicant, Silverado Alexandria PropCo., LLC requests approval of a Development Special Use Permit ("DSUP") to allow for the amendment of the existing condition #25 of DSUP2012-0015, to increase the maximum allowed residents from 66 to 90 (24 resident increase; 36%) and to revise the open space improvements on the site. The Applicant is also proposing an amendment to the approved rezoning (REZ2024-00003) to revise the approved proffer to reflect the current DSUP plan.

In the way of background, the property contains 56,979 SF (1.308 ac.) and is zoned to the R-8 Residential zoning district. Current improvements include a memory care assisted living facility and associated open space improvements, as approved by City Council on February 21, 2025 in conjunction with a rezoning of the property from RB Townhouse zoning district to the current existing R-8 Residential zoning district (DSUP#2012-00015 & REZ#2014-0009).

Silverado Alexandria Memory Care is an award-winning memory care facility committed to enriching the lives and health of their residents. The Alexandria memory care facility offers services such as memory care assisted living, independent living, respite care, and brain health programs. Given the Applicants success and the increased demand for memory care in Alexandria, the applicant is proposing to include companion rooms to its facility allowing for a maximum number of 90 residents. Approximately 70% of the Applicants communities across 27 separate facilities are companion rooms. Companion rooms offer a quality-of-life improvement for residents that are appropriately matched up, as well as offer residents and family's financial relief with cheaper monthly costs. This non intuitive concept has been proven throughout the past 28 years of operation at Silverado community facilities.

The proposed amendment to condition #25 to allow for a maximum of 90 residents will not negatively impact the neighborhood, current residents or families. Given the parking requirement of 1 space per 2 units, and given the 66 units, the 33 existing parking spaces in the below grade garage meet the parking requirement. In relation to the companion rooms if current residents wish to remain in a private unit, then they shall be allowed to remain uin a private unit, unless they request otherwise. This proposal will be a positive addition to the neighborhood as it allows the Applicant to respond to increased demand for memory care, offer a less expensive monthly option to residents and families, and offer a more companion-based lifestyle for residents.

Development SUP #	
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3.	• •	od (i.e., day, hour, or		cn users ao you expe	STF
	90 residents; 2	4 hours per day, eve	ery day		
4.	Specify time peri	nployees, staff and od (i.e. day, hour, or soloyees (5+ shifts/we	shift).		
5.	Describe the pr Day 7 days	oposed hours and da Hours 24 hours	ays of operation of Day — — — — — — — — — — — — — — — — — —	Hours	
6.	A. Describe No change	potential noise en the noise levels antici	pated from all mech	e proposed use: anical equipment and pati	rons.
7.	Describe any control them: No change	-	nanating from th	e proposed use and բ	olans to

Development SUP #	
-	

8.	Provide information regarding	g trash and litter generated by the use:
	A. What type of trash and gark	page will be generated by the use?
	No change	
	B. How much trash and garba No change	ge will be generated by the use?
	C. How often will trash be colle No change	ected?
	D. How will you prevent litterin	g on the property, streets and nearby properties?
	All trash and garbage will be co be monitored, as necessary.	ntained in enclosed receptacles. The property will
9.	Will any hazardous materials be handled, stored, or gener	s, as defined by the state or federal government, ated on the property?
	Yes. No.	
	If yes, provide the name, monthly o	uantity, and specific disposal method below:
10.	5 0 -	(for example: paint, ink, lacquer thinner, or ent) be handled, stored, or generated on the
	☐ Yes. ✓ No.	
	If yes, provide the name, monthly of	uantity, and specific disposal method below:

		Development SUP #
11.	What methods are proposed to ensand patrons?	sure the safety of residents, employees
	No change	

ALC	OHOL S	SALES
12.	Will t	he proposed use include the sale of beer, wine or mixed drinks?
	Ye	es. V No.
	or off-	describe alcohol sales below, including if the ABC license will include on-premises and/ premises sales. Existing uses must describe their existing alcohol sales and/or service entify any proposed changes in that aspect of the operation.
PARI	KING A	
		ND ACCESS REQUIREMENTS
13.	Provi	ND ACCESS REQUIREMENTS de information regarding the availability of off-street parking:
13.	Provi A.	

C.	Where is required parking located? (check one) ✓ on-site ── off-site
	If the required parking will be located off-site, where will it be located?
	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.
D.	If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the Parking Reduction Supplemental Application.
Prov	ide information regarding loading and unloading facilities for the use:
A.	How many loading spaces are required for the use, per section 8-200 (B) of the
	zoning ordinance? 0
B.	How many loading spaces are available for the use? 1
C.	Where are off-street loading facilities located? Concrete Pad located on the northeast side of the proper
D. No d	During what hours of the day do you expect loading/unloading operations to occur?
E.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
No d	change

Development SUP #

traffic flow?No change

14.

15.

Is street access to the subject property adequate or are any street

improvements, such as a new turning lane, necessary to minimize impacts on

DEVELOPMENT SPECIAL USE PERMIT SILVERADO ALEXANDRIA CITY OF ALEXANDRIA

		BID SET STATUS		CITY PLAN STATUS
1	DATE	DESCRIPTION	DATE	DESCRIPTION
			5/17/24	FSP AMENDMENT - 1ST SUBMISSION
			9/03/24	FSP AMENDMENT - 2ND SUBMISSION
			9/27/24	DSUP — 1ST SUBMISSION

APPLICANT

SILVERADO ALEXANDRIA PROPCO LLC C/O ALTUS GROUP PO BOX 92129 SOUTHLAKE TX 76092-0102

OWNER

TAX MAP 052.02-06-55 SILVERADO ALEXANDRIA PROPCO LLC C/O ALTUS GROUP PO BOX 92129 SOUTHLAKE TX 76092-0102

ATTORNEY

2) EXISTING USE

3) PROPOSED USE __ 4) TOTAL SITE AREA _

5) EXISTING IMPERVIOUS AREA

7) TOTAL DISTURBED AREA 4) REQUIRED LOT AREA _ 5) PROVIDED LOT AREA.

6) AVERAGE LOT AREA.

7) MIN. LOT AREA

10) DENSITY

9) MAXIMUM DENSITY

11) GROSS FLOOR AREA

12) NET FLOOR AREA _

13) MAXIMUM FAR ____

14) PROPOSED FAR ___

15) MAX. BUILDING HEIGHT _ 16) PROP. BUILDING HEIGHT. 17) NUMBER OF FLOORS _

18) TOTAL NUMBER OF UNITS .

19) BUILDING SETBACKS REQUIRED:

NORTHERN SIDE

SOUTHERN SIDE .

NORTHERN SIDE

SOUTHERN SIDE .

21) LOT FRONTAGE REQUIRED

23) OPEN SPACE REQUIRED_

27) PROPOSED PARKING __

24) OPEN SPACE PROVIDED ___

26) TOTAL REQUIRED PARKING ____

22) LOT FRONTAGE PROVIDED ___

20) MINIMUM BUILDING SETBACKS PROPOSED:

FRONT

25) AVG. BLDG. FINISHED GRADE ______151.16

28) REQUIRED STANDARD PARKING N/A

30) REQUIRED COMPACT PARKING N/A 31) PROPOSED COMPACT PARKING _____4 32) REQUIRED HANDICAPPED PARKING 2

29) PROPOSED STANDARD PARKING _____27

33) PROPOSED HANDICAPPED PARKING 2

STANDARD _

HIGH VISIBILITY ___

41) BICYCLE PARKING (NUMBER SPACES):

PUBLIC/VISITOR .

PRIVATE/GARAGE

34) REQUIRED LOADING SPACES _

35) PROPOSED LOADING SPACES ___

36) EXISTING TRIP GENERATION ____ 37) PROPOSED TRIP GENERATION _

38) CROSSWALKS (NUMBER):

39) CURB RAMPS_

40) SIDEWALKS (LF)___

42) BICYCLE PATHS (LF)

43) PEDESTRIAN SIGNALS_

WALSH, COLUCCI, LUBELEY & WALSH 2200 CLARENDON BOULEVARD **SUITE 1300** ARLINGTON, VA 22201 CONTACT: CATHARINE PUSKAR

ZONING TABULATIONS

CONTINUUM OF CARE

CONTINUUM OF CARE

74,209 (INCLUDES GARAGE) (SQ. FT.)

65 (MEMORY CARE UNITS WITH 90 BEDS)

<u>N/A</u> % <u>N/A</u> (SQ. FT.)

35' (1:1 WITH 25' MIN.)

35' (1:1 WITH 25' MIN.)

35' (1:1 WITH 25' MIN.)

N/A

N/A

8'*

181 (AM PEAK=11 PM PEAK=15)

<u>UPGRADED</u>

N/A

N/A

N/A

265

N/A

N/A

N/A

N/A

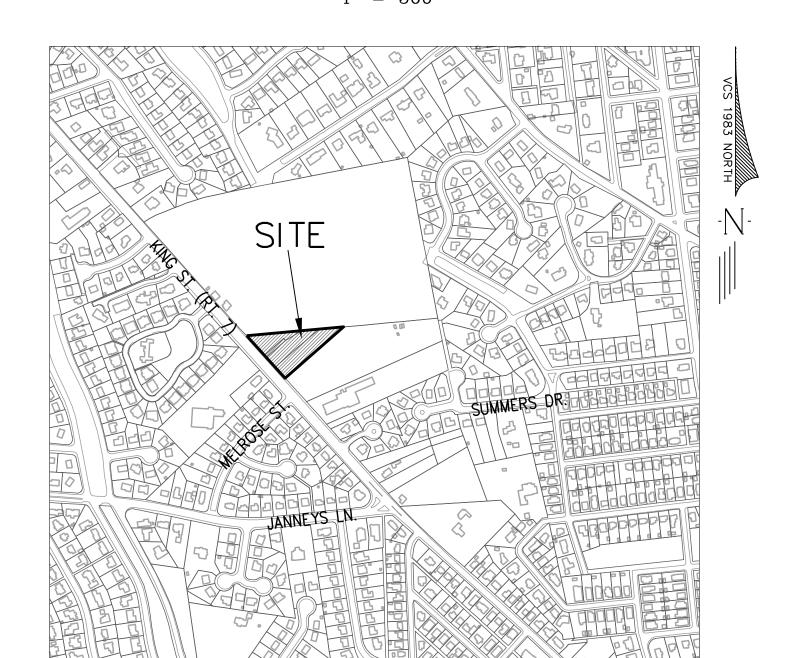
CIVIL ENGINEER

7712 LITTLE RIVER TURNPIKE ANNANDALE, VA 22003 CONTACT: DAVID T. McELHANEY

ARCHITECTS

MEYER DESIGN, INC. MEYER ARCHITECTS, INC. 227 EAST LANCASTER AVENUE ARDMORE, PA 19003-2304 CONTACT: MARK KUBERSKI

VICINITY MAP 1'' = 500'



REVISION LIMITATION:

REVISION LIMITATION: REVISIONS TO THE PLAN ARE LIMITED ONLY TO THE AREA WITHIN THE RED CLOUDING. ALL OTHER AREAS REMAIN UNCHANGED FROM THE ORIGINAL APPROVED PLAN.

PROJECT NARRATIVE:

THE EXISTING SITE IS ZONED RB WITH REZ #2014-0009 AND CONDITIONS PER DSUP #2012-0015. THE APPLICANT PROPOSES A MAJOR DSUP AMENDMENT TO REVISE CONDITION LANGUAGE AND TO MAKE SITE IMPROVEMENTS TO PATIO/GARDEN AREA.

EXISTING APPROVALS THAT APPLY TO THE SUBJECT SITE:

- EXISTING TREE PROTECTION EASEMENT, RECORDED UNDER INST. #070011165
- REZ #2014-0009 • DSUP #2012-0015

PROPOSED APPLICATIONS:

PROFFER AMENDMENT (REZONING) TO REFLECT CURRENT DEVELOPMENT PLAN

• MAJOR DSUP AMENDMENT TO REFLECT THE REVISED PATIO/GARDEN DESIGN AND RECONFIGURATION OF

BUILDIN	BUILDING CODE SUMMARY	
FLOOR	CONST. TYPE	USE GROUP(S)
В	II-B	S-2
1	II-B	I-1
2	II-B	I-1
3	II-B	I-1
FULLY SPRINKLERED	Υ	'ES
CODE	BUIL	ORM STATEWIDE LDING DDE
FIRE PROTECTION PLAN	NFP.	A 13R

NOTE: THE APPLICANT SHALL SIGN A MAINTENANCE AGREEMENT, CONSISTENT WITH BEST PRACTICES AND THE MAINTENANCE SCHEDULE PROVIDED BY APPLICANT AT FSP3, FOR THE ONSITE OIL AND GREASE SEPARATOR AT SUCH A TIME THAT THE AGREEMENT IS PROVIDED BY THE CITY.





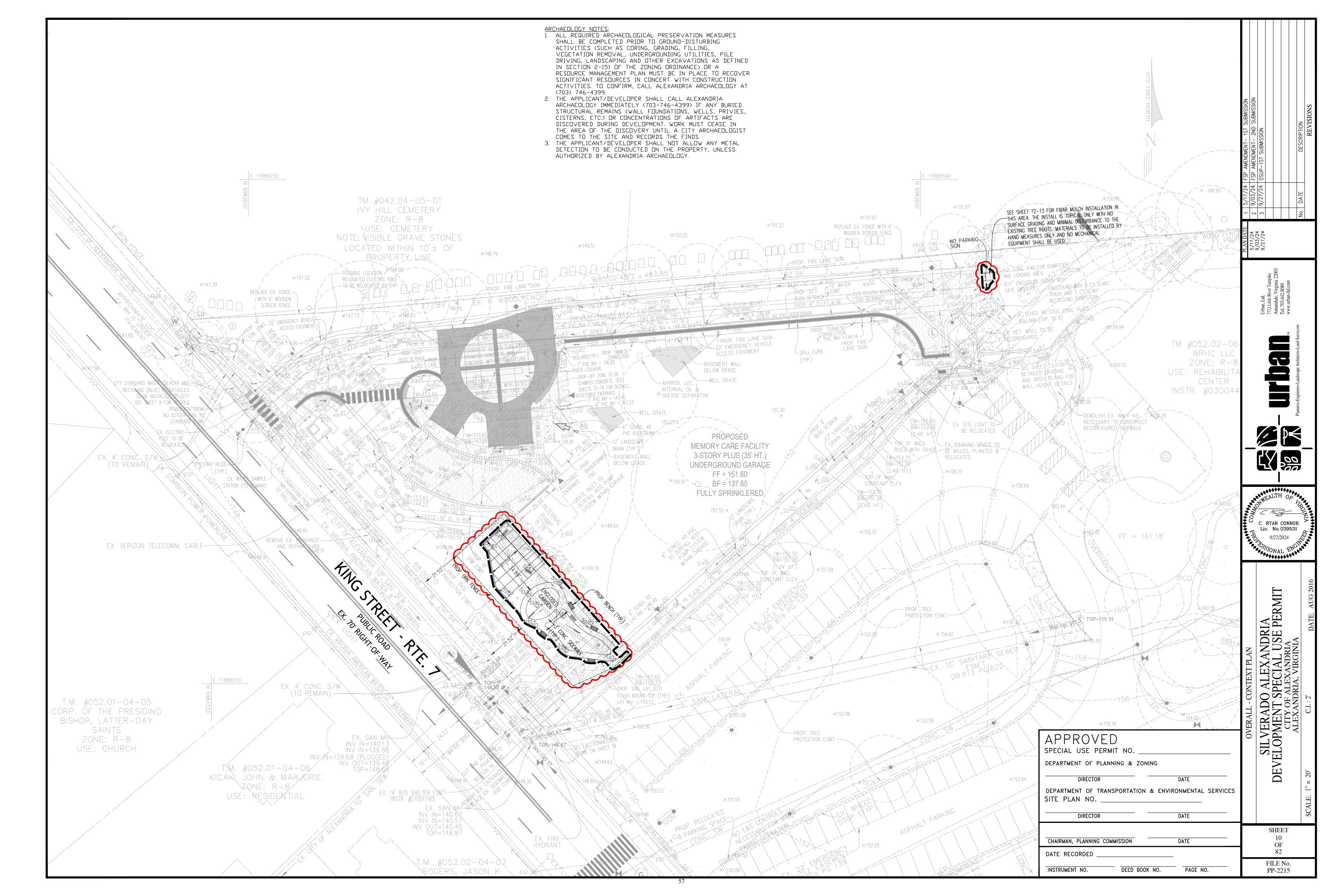
7712 LITTLE RIVER TURNPIKE ANNANDALE, VA 22003 TEL, 703.642.8080 FAX 703.642.8251 www.urban-ltd.com

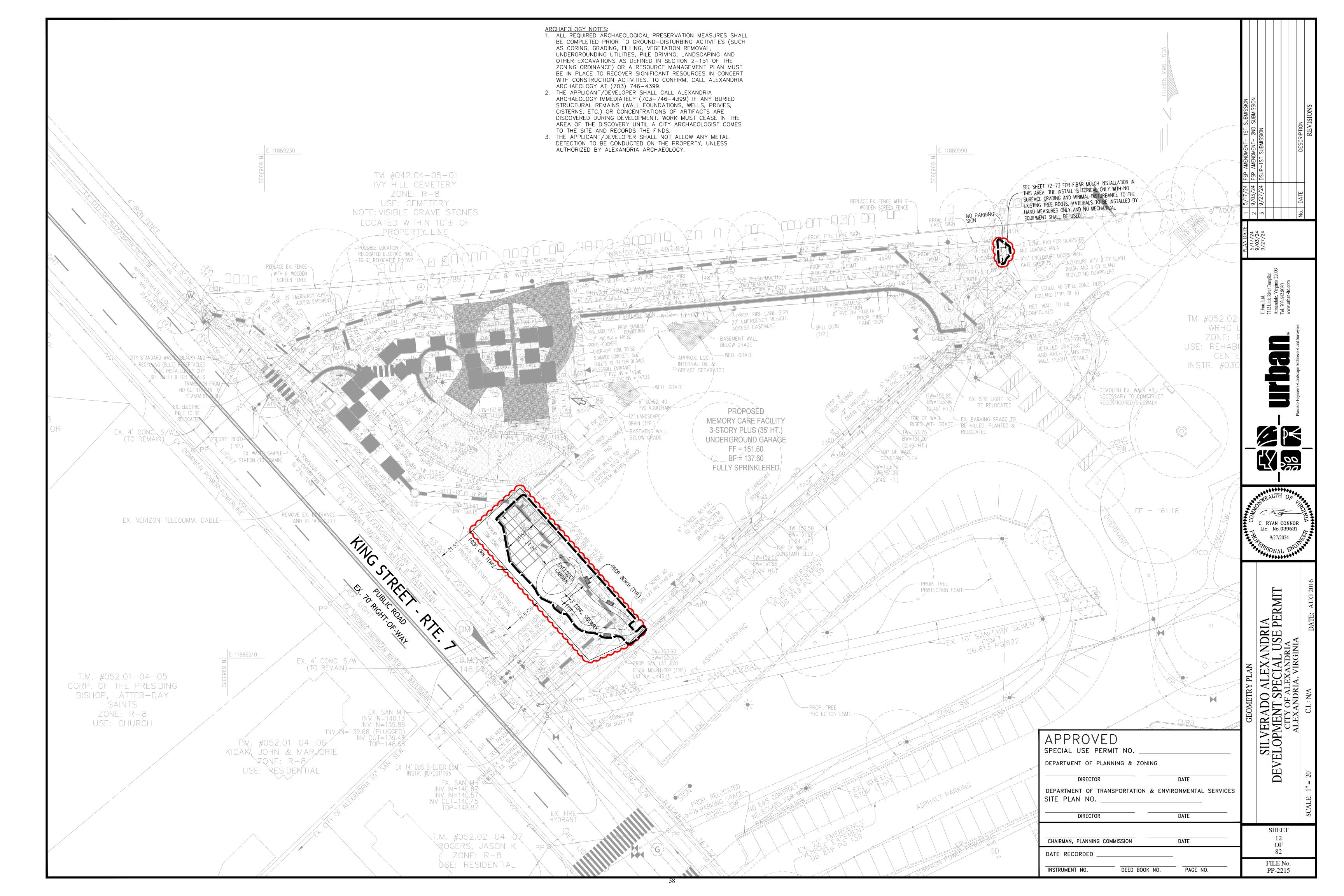
SHEET	SHEET INDEX	AMENDED
<u>SHLL I</u> 1	TITLE COVER	X
2	DEVELOPMENT CONDITIONS	^
3	DEVELOPMENT CONDITIONS	
<u>4</u> 5	DEVELOPMENT CONDITIONS DEVELOPMENT CONDITIONS	
6	DEVELOPMENT CONDITIONS	
7	GENERAL NOTES AND DETAILS	
8	GENERAL NOTES AND DETAILS GENERAL NOTES AND DETAILS	
9 10	OVERALL — CONTEXT PLAN	Х
11	EXISTING CONDITIONS	^
12	GEOMETRY PLAN	Х
13	GRADING PLAN	X
14 15	UTILITY PLAN AUTOTURN ANALYSIS	
16	SANITARY AND WATER PROFILES	
17	SANITARY SEWER OUTFALL ANALYSIS	
18 19	STORM SEWER COMPUTATIONS & PROFILES STORM SEWER DETAILS	
20	BMP MAP & NARRATIVE	X
21	BMP COMPUTATIONS - ONSITE	
22	BMP COMPUTATIONS - OFFSITE	
23 23A	BMP DETAILS BMP CORRESPONDENCE	
23A 24	STORMWATER MANAGEMENT NARRATIVE & COMPUTATIONS	X
25	STORMWATER MANAGEMENT COMPUTATIONS & DETAILS	
25A	STORMWATER MANAGEMENT COMPUTATIONS & DETAILS	
25B 25C	SWM - BASEMENT PLUMBING PLAN SWM - BASEMENT FLOOR POWER PLAN	
25C 26	OVERLAND RELIEF SECTIONS	
27	OUTFALL ANALYSIS	
28	POLLUTION PREVENTION PLAN	
29 30	EROSION & SEDIMENT CONTROL NOTES & DETAILS EROSION & SEDIMENT CONTROL NOTES & DETAILS	X
<u>30</u> 31	EROSION & SEDIMENT CONTROL NOTES & DETAILS EROSION & SEDIMENT CONTROL - PHASE 1A	
32	EROSION & SEDIMENT CONTROL - PHASE 1B	
	EROSION & SEDIMENT CONTROL - PHASE 1C	
34 35	EROSION & SEDIMENT CONTROL - PHASE 1D EROSION & SEDIMENT CONTROL - PHASE 2	X
<u>35</u> 36	PAVEMENT PLAN	^
37	SIGNAGE AND MARKING PLAN	
38	FIRE SERVICE	
39 39A	FIRE FLOW ANALYSIS FIRE FLOW ANALYSIS	
40	SIGHT DISTANCE PLAN AND PROFILE	
41	OPEN SPACE PLAN	
42	GIS DIMENSION PLAN	X
43 44	WOODBINE SITE PLAN MODIFICATIONS LEED CHECKLIST	
45	CORRESPONDENCE	
46	SITE LIGHTING PLAN	X
47	PHOTOMETRIC PLAN - SITE	X
47A 47B	PHOTOMETRIC PLAN - GARAGE (OCCUPIED) PHOTOMETRIC PLAN - GARAGE (UNOCCUPIED)	
48	LIGHTING DETAILS	
49	LIGHTING DETAILS	
50	BUILDING ELEVATIONS - WEST	
51 52	BUILDING ELEVATIONS — NORTH BUILDING ELEVATIONS — EAST	
53	BUILDING ELEVATIONS - SOUTH	
54	BUILDING ELEVATIONS - WALL OPENINGS BUILDING ELEVATIONS - WALL OPENINGS	
55 56	BUILDING ELEVATIONS — WALL OPENINGS BUILDING SECTION	
56 57	BUILDING SECTION - ENLARGED ELEVATION A	
58	BUILDING SECTION — ENLARGED ELEVATION B	
59	BUILDING SECTION — ENLARGED ELEVATION C	
60 61	BUILDING MASSING STUDY BUILDING PLAN - GARAGE	
62	BUILDING PLAN - GARAGE BUILDING PLAN - LEVEL 1	X
63	BUILDING PLAN - LEVEL 2	Χ
64	BUILDING PLAN - LEVEL 3	Х
64A	BUILDING PLAN	X
64B 65	BUILDING PLAN ROOF PLAN	X
66	F.A.R. EXHIBIT	
67	FIRE SAFETY- GARAGE	
68 60	FIRE SAFETY - LEVEL 1	
69 70	FIRE SAFETY — LEVEL 2 FIRE SAFETY — LEVEL 3	
71	FIRE SAFETY - VEST	
72	HARDSCAPE PLAN- OVERALL	X
73	HARDSCAPE PLAN- ENLARGEMENTS HARDSCAPE DETAILS	X
<u>74</u> 74A	HARDSCAPE DETAILS HARDSCAPE DETAILS	Х
75 75	TREE SURVEY	X
76	LANDSCAPE PLAN- OVERALL	Х
77	LANDSCAPE PLAN- ENLARGEMENTS	X
78 79	LANDSCAPE NOTES & DETAILS LANDSCAPE NOTES & DETAILS	X
<u>79</u> 80	PUBLIC ART PLAN	
81	COORDINATED SIGN PLAN	
	SITE IRRIGATION & WATER MANAGEMENT PLAN	
82		

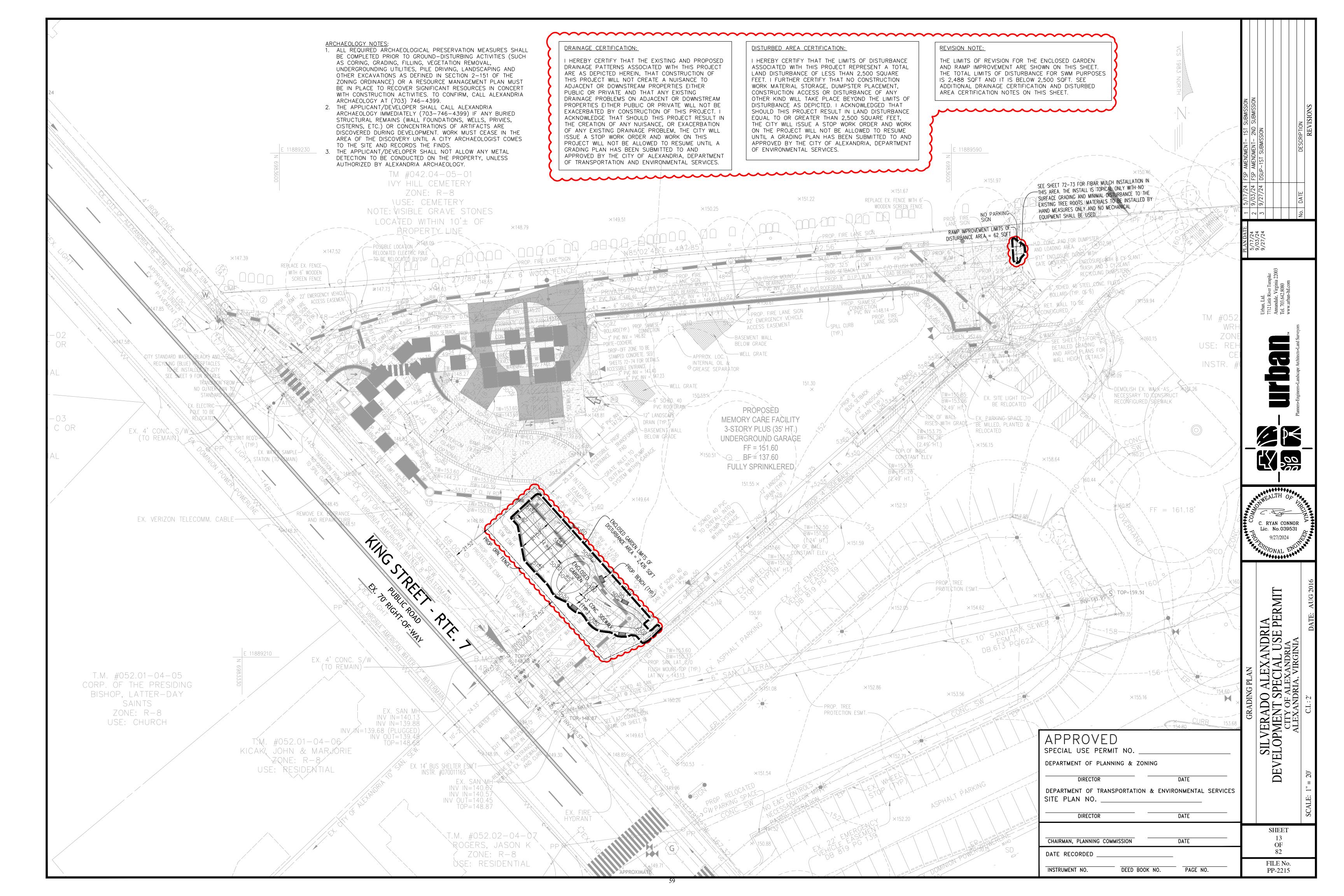
PLAN DATE

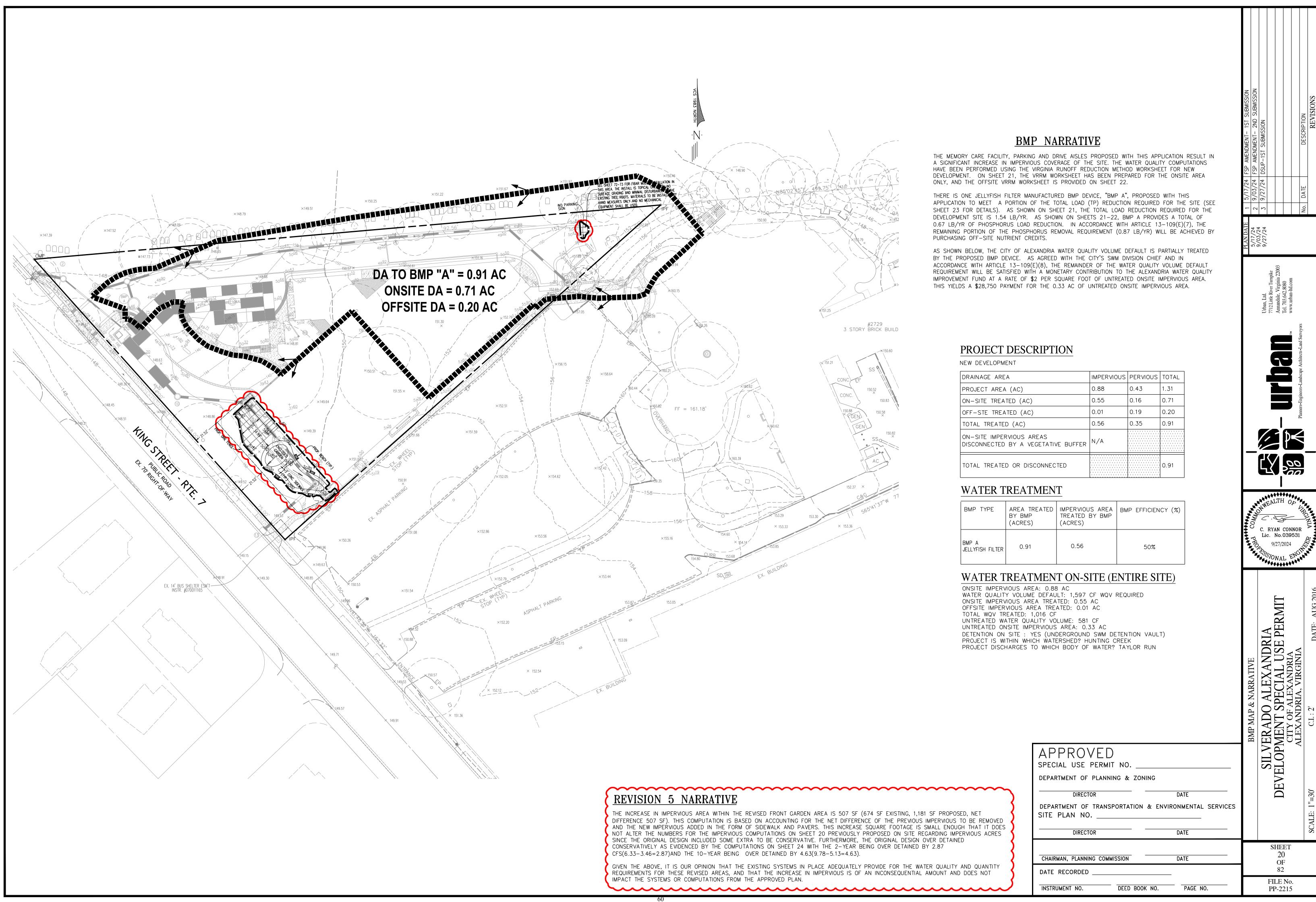
LANDAIL		
5/29/15	APPROVED	
6/15/15	SPECIAL USE PERMIT NO.	
9/28/15	STECIAL OSE TERMIT NO.	
12/16/15	DEPARTMENT OF PLANNING & Z	ONING
1/25/16		
2/15/16	DIRECTOR	DATE
3/7/16	DIRECTOR	DATE
3/25/16	DEPARTMENT OF TRANSPORTATION	N & ENVIRONMENTAL SERVIC
5/11/16	SITE PLAN NO.	
6/15/16	SHE FEAR NO.	
7/21/16		
8/10/16	DIRECTOR	DATE
9/19/17		
10/11/17		
10/17/17	CHAIRMAN, PLANNING COMMISSION	DATE
1/12/18	OHARMAN, FEARMING COMMISSION	DATE
2/9/18	DATE RECORDED	
5/17/24		
9/03/24	INSTRUMENT NO. DEED B	OOK NO. PAGE NO.
0 /27 /24	I INSTRUMENT NO. DEED D	JUN NU. PAGE NU.

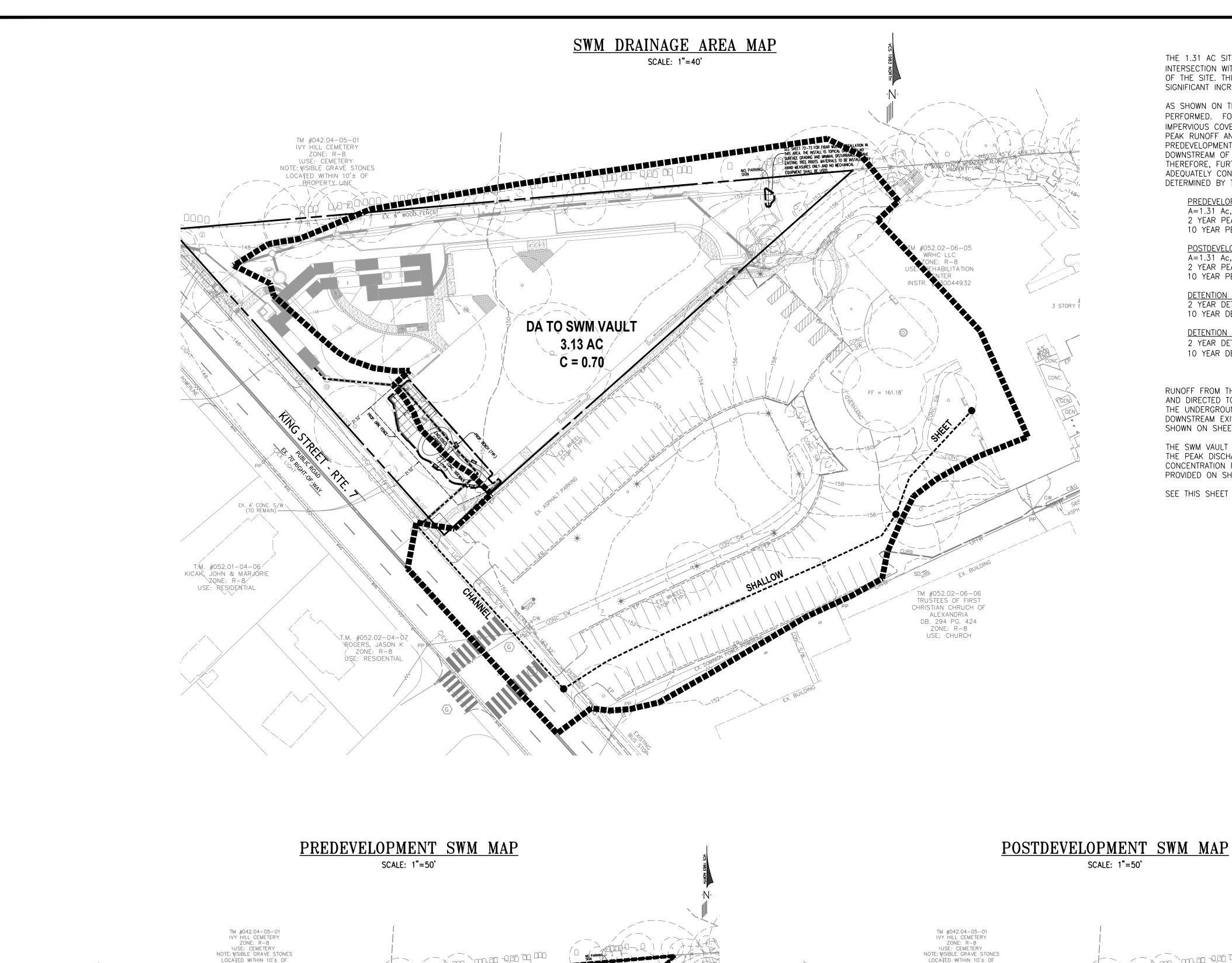
* SEE "*DSUP AND MODIFICATIONS APPROVED WITH DSUP #2012-0015"











STORM WATER MANAGEMENT NARRATIVE

THE 1.31 AC SITE IS LOCATED IN THE TAYLOR RUN WATERSHED ON THE EAST SIDE OF KING STREET ABOUT 1200' NORTH OF ITS INTERSECTION WITH JANNEY'S LANE. SITE RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL FOLLOW THE EXISTING DRAINAGE DIVIDES OF THE SITE. THIS PLAN PROPOSES CONSTRUCTION OF A MEMORY CARE FACILITY, PARKING AND DRIVE AISLES, WHICH WILL CREATE A SIGNIFICANT INCREASE IN THE IMPERVIOUS AREA OF THE SITE AND THEREFORE REQUIRES STORMWATER DETENTION.

AS SHOWN ON THIS SHEET, A PREDEVELOPMENT VS. POSTDEVELOPMENT ANALYSIS OF PEAK DISCHARGE FROM THE SITE HAS BEEN PERFORMED. FOR THE PREDEVELOPMENT COMPUTATION, A C-FACTOR OF 0.30 WAS CONSERVATIVELY UTILIZED (I.E. THE EXISTING IMPERVIOUS COVER ONSITE WAS IGNORED) AND A TIME OF CONCENTRATION OF 10 MINUTES WAS USED. FROM THIS PRE VS. POST PEAK RUNOFF ANALYSIS, THE DETENTION NECESSARY TO MAINTAIN THE POSTDEVELOPMENT CONDITION AT OR BELOW THE PREDEVELOPMENT CONDITION WAS COMPUTED. HOWEVER, AS SHOWN ON SHEET 27, THE RECEIVING STORM SEWER PIPE SYSTEM DOWNSTREAM OF THE SITE DOES NOT HAVE ADEQUATE CAPACITY TO CONVEY THE PREDEVELOPMENT FLOWS FROM THE SITE. THEREFORE, FURTHER DETENTION HAS BEEN PROVIDED TO ENSURE THAT THE POSTDEVELOPMENT FLOWS RELEASED FROM THE SITE ARE ADEQUATELY CONVEYED BY THE RECEIVING DOWNSTREAM PIPE SYSTEM. THE PREDEVELOPMENT AND POSTDEVELOPMENT PEAK FLOWS, AS DETERMINED BY THE RATIONAL METHOD ARE AS FOLLOWS:

PREDEVELOPMENT A=1.31 Ac, C=0.30, Tc = 10 min 2 YEAR PEAK FLOW = $1.31 \times 0.30 \times 4.8 = 1.89 \text{ cfs}$ 10 YEAR PEAK FLOW = $1.31 \times 0.30 \times 7.0 = 2.75 \text{ cfs}$

POSTDEVELOPMENT A=1.31 Ac, C=0.67, Tc = 5 min 2 YEAR PEAK FLOW = $1.31 \times 0.67 \times 6.1 = 5.35 \text{ cfs}$ 10 YEAR PEAK FLOW = $1.31 \times 0.67 \times 9.0 = 7.90 \text{ cfs}$

DETENTION REQUIRED TO MEET PREDEVELOPMENT CONDITION 2 YEAR DETENTION REQUIRED = 5.35 - 1.89 = 3.46 cfs 10 YEAR DETENTION REQUIRED = 7.90 - 2.75 = 5.15 cfs

DETENTION PROVIDED 2 YEAR DETENTION PROVIDED (SEE BELOW) = 6.33 cfs 10 YEAR DETENTION PROVIDED (SEE BELOW) = 9.78 cfs

RUNOFF FROM THE SITE AND ROOFTOP OF THE PROPOSED BUILDING WILL BE COLLECTED BY THE PROPOSED STORM DRAINAGE SYSTEM AND DIRECTED TO AN UNDERGROUND STORMWATER MANAGEMENT VAULT LOCATED AT THE NORTHWESTERN CORNER OF THE PROPERTY. THE UNDERGROUND DETENTION VAULT HAS BEEN DESIGNED TO DETAIN THE POST-DEVELOPMENT PEAK RUNOFF TO A POINT THAT THE DOWNSTREAM EXISTING STORM SEWER SYSTEM CAN ADEQUATELY CONVEY THE PROPOSED DISCHARGE, AS DESCRIBED ABOVE AND AS SHOWN ON SHEET 27.

THE SWM VAULT WAS DESIGNED USING THE BENTLEY PONDPACK SOFTWARE. THE RATIONAL METHOD HAS BEEN USED TO DETERMINE THE PEAK DISCHARGE TO THE SWM VAULT. AS SHOWN ON THIS SHEET AND SHEET 25, THERE IS A 10 MINUTE TIME OF CONCENTRATION FOR THE 3.13 ACRE DRAINAGE AREA TO THE SWM VAULT. THE UNIT HYDROGRAPH TABLE AND RESULTANT FLOWS ARE PROVIDED ON SHEET 25 TO SHOW HOW THE DESIGN STORMS WERE COMPUTED.

SEE THIS SHEET AND SHEETS 25-25C FOR SWM COMPUTATIONS AND DETAILS.

MASTER SWM SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
SWM DA	2 year	2	0.765	0.167	10.74
SWM DA	10 year	10	1.093	0.167	15.34

Node Summary					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Outfall	2 year	2	0.652	0.826	4.41
Outfall	10 year	10	0.821	1.057	5.56

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
UG Det (IN)	2 year	0	0.765	0.167	10.74	(N/A)	(N/A)
UG Det (OUT)	2 year	0	0.652	0.826	4.41	142.34	0.194
UG Det (IN)	10 year	0	1.093	0.167	15.34	(N/A)	(N/A)
UG Det (OUT)	10 year	0	0.821	1.057	5.56	144.90	0.345

 \rightarrow 2 YEAR DETENTION PROVIDED: 10.74 - 4.41 = 6.33 cfs 10 YEAR DETENTION PROVIDED: 15.34 - 5.56 = 9.78 cfs

C. RYAN CONNOR

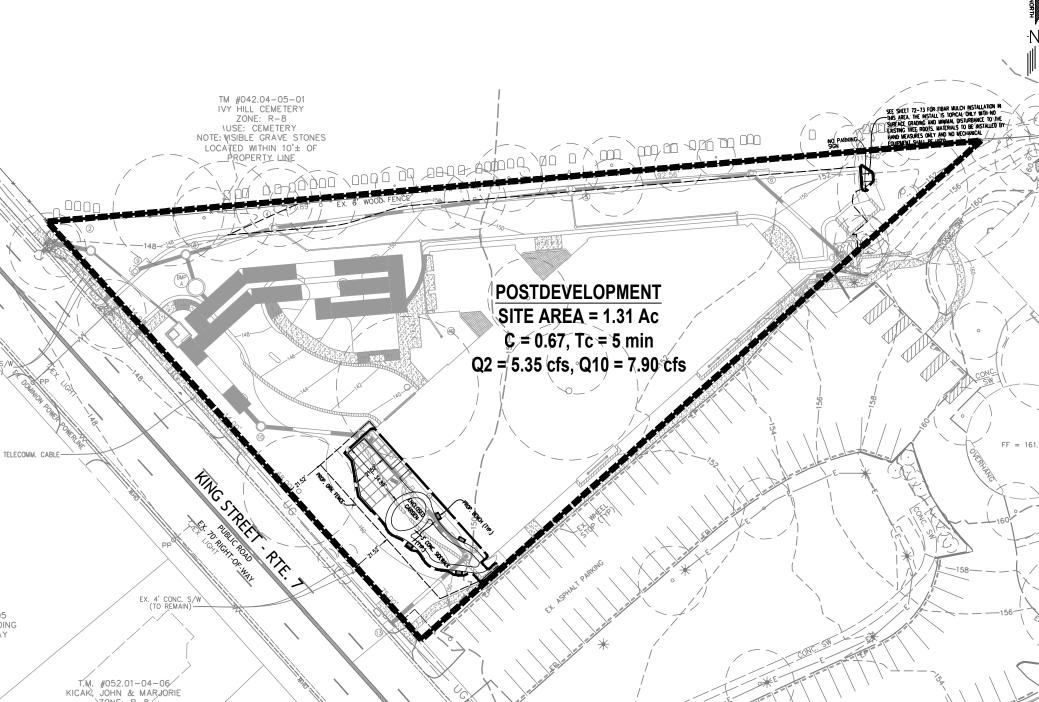
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PREDEVELOPMENT SITE AREA = 1.31 Ac C = 0.30, Tc = 10 min Q2 = 1.89 cfs, Q10 = 2.75 cfs



REVISION 5 NARRATIVE

INSTRUMENT NO.

THE INCREASE IN IMPERVIOUS AREA WITHIN THE REVISED FRONT GARDEN AREA IS 507 SF (674 SF EXISTING, 1,181 SF PROPOSED, NET DIFFERENCE 507 SF). THIS COMPUTATION IS BASED ON ACCOUNTING FOR THE NET DIFFERENCE OF THE PREVIOUS IMPERVIOUS TO BE REMOVED AND THE NEW IMPERVIOUS ADDED IN THE FORM OF SIDEWALK AND PAVERS, THIS INCREASE SQUARE FOOTAGE IS SMALL ENOUGH THAT IT DOES NOT ALTER THE NUMBERS FOR THE IMPERVIOUS COMPUTATIONS ON SHEET 20 PREVIOUSLY PROPOSED ON SITE REGARDING IMPERVIOUS ACRES SINCE THE ORIGINAL DESIGN INCLUDED SOME EXTRA TO BE CONSERVATIVE. FURTHERMORE, THE ORIGINAL DESIGN OVER DETAINED CONSERVATIVELY AS EVIDENCED BY THE COMPUTATIONS ON SHEET 24 WITH THE 2-YEAR BEING OVER DETAINED BY 2.87 CFS(6.33-3.46=2.87)AND THE 10-YEAR BEING OVER DETAINED BY 4.63(9.78-5.13=4.63).

GIVEN THE ABOVE, IT IS OUR OPINION THAT THE EXISTING SYSTEMS IN PLACE ADEQUATELY PROVIDE FOR THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THESE REVISED AREAS, AND THAT THE INCREASE IN IMPERVIOUS IS OF AN INCONSEQUENTIAL AMOUNT AND DOES NOT IMPACT THE SYSTEMS OR COMPUTATIONS FROM THE APPROVED PLAN.

DEED BOOK NO.

RS FOR THE IMPERVIOUS COMPUTATIONS ON SHEET 20 PREVIOUSLY SED ON SITE REGARDING IMPERVIOUS ACRES SINCE THE ORIGINAL INCLUDED SOME EXTRA TO BE CONSERVATIVE. FURTHERMORE, THE SL DESIGN OVER DETAINED CONSERVATIVELY AS EVIDENCED BY THE TATIONS ON SHEET 24 WITH THE 2-YEAR BEING OVER DETAINED BY TS(6.33-3.46=2.87)AND THE 10-YEAR BEING OVER DETAINED BY T8-5.13=4.63). THE ABOVE, IT IS OUR OPINION THAT THE EXISTING SYSTEMS IN ADEQUATELY PROVIDE FOR THE WATER QUALITY AND QUANTITY EMENTS FOR THESE REVISED AREAS, AND THAT THE INCREASE IN OUS IS OF AN INCONSEQUENTIAL AMOUNT AND DOES NOT IMPACT STEMS OR COMPUTATIONS FROM THE APPROVED PLAN.	STORMWATER MANAGEMENT COMPUTATIONS &	ERADO ALEXANDRI MENT SPECIAL USE F CITY OF ALEXANDRIA ALEXANDRIA, VIRGINIA	C.I.:2'
APPROVED SPECIAL USE PERMIT NO DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO DIRECTOR DATE	STORMWATER MA	SILVI DEVELOPN	SCALE: AS NOTED
CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED		SHEET 24 OF 82	

PAGE NO.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
- 2. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL
- 3. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT.
- 4. A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF INFRASTRUCTURE - RIGHT OF WAY (I-ROW), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION
- 5. THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, INFRASTRUCTURE- RIGHT OF WAY (I-ROW) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CERTIFIED LAND DISTURBER (CLD) SHALL ATTEND THE PRE-CONSTRUCTION MEETING.
- SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES INTENDED TO CONTROL EROSION AND TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
- CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
- 3. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
- 9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO. OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
- I1. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
- 12. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
- I3. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- 14. DURING DEWATERING OPERATIONS. WATER SHALL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY IMPACT FLOWING STREAMS OR OFF-SITE PROPERTY.
- 15. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) OF THE CITY OF ALEXANDRIA.
- 17. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2,500 SQUARE FEET SHALL BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
- 18. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT-OF-WAY.
- 19. THE WASH WATER FORM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
- 20. INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE.
- 21. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION: THE EXISTING SITE IS VACANT, TOTALS 1.31 ACRES AND IS ZONED FOR RB USE. THE APPLICANT PROPOSED TO CONSTRUCT A MULTI-STORY BUILDING CONSISTING OF 3 LEVELS ABOVE THE GROUND LEVEL AND AN UNDERGROUND PARKING GARAGE AND ALL UTILITIES REQUIRED FOR THE OPERATION OF THE PROPOSED BUILDING. THE PROPOSED DEVELOPMENT WILL RESULT IN (±0.057) ACRES OF DISTURBED AREA.

EXISTING SITE CONDITIONS: THE EXISTING SITE IS VACANT WITH GENERALLY FLAT TOPOGRAPHY SLOPING TOWARD THE NORTHWEST PORTION OF THE SITE.

ADJACENT PROPERTIES:

THE PROPERTY IS BOUND TO THE SOUTHWEST BY KING STREET AND TO THE SOUTHEAST BY TAX MAP # 052.02-06-05 WHICH HOUSES A 3 STORY REHABILITATION CENTER. THE NORTHERN PROPERTY LINE ABUTS IVY HILL CEMETERY (TAX MAP #042.04-05-01).

CRITICAL AREAS INCLUDE AN EXISTING RETAINING WALL BORDERING THE PROPERTY LINE TO THE SOUTHEAST, AND EXISTING TREES TO BE PRESERVED ALONG KING STREET AND ALONG THE NORTHERN EDGE OF THE PROPERTY. AN EXISTING FENCE MEANDERS THE NORTHERN PROPERTY LINE, AND GRAVES ARE LOCATED IN THE NORTHERN PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE.

HE NATURAL SOILS AT THE SITE CONSIST ENTIRELY OF LEONARDTOWN SILT LOAM (BELTSVILLE SILT LOAM) PER THE GENERALIZED ALEXANDRIA SOILS MAP PROVIDED IN THE CITY OF ALEXANDRIA MASTER PLAN'S WATER QUALITY MANAGEMENT SUPPLEMENT.

SOIL SERIES NAME	HYDROLOGIC	FOUNDATION	SOIL	EROSION	PROBLEM
	GROUP	SUPPORT	DRAINAGE	POTENTIAL	CLASS
LEONARD SILT LOAM (BELTSVILLE SILT LOAM)	С	FAIR – P	MARGINAL – P, S	LOW	II

CONTAMINATED SOILS:

SEE SHEET 7 FOR NOTES ON CONTAMINATED SOILS.

OUTSIDE THE LIMITS OF THE PAVEMENT AND BUILDINGS, GRASS AND SOD WILL BE ESTABLISHED. NOTES AND DETAILS FOR SEEDING (3.32 VESCH), MULCHING (3.35 VESCH), AND OTHER ACTIVITIES RELATED TO STABILIZATION AFTER CONSTRUCTION CAN BE FOUND IN VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

PROPOSED TREE SAVE AREAS

ANY TREE OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL REMAIN UNDISTURBED UNLESS DIRECTLY INSTRUCTED BY THE CITY INSPECTOR. SEE SHEETS 31-34 FOR LOCATION OF TREE PROTECTION.

SEE SHEET III-288 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) FOR ALLOWABLE PLANTING MATERIAL (ALSO ON THIS SHEET), SEEDING RATES, AND DATES. THE REQUIREMENTS OF THE "SOUTH" PLANTING REQUIREMENTS SHALL BE FOLLOWED. LIMING SHALL BE BASED ON TABLE 3.31-A OF VESCH. FERTILIZERS SHALL BE APPLIED AT 600 LBS/ACRE. THE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2-4" OF SOIL. SEED SHALL BE EVENLY APPLIED AND SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1.5" DEEP. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT SUMMER MONTHS SHALL BE MULCHED.

THE SUBJECT SITE IS LOCATED IN THE COASTAL PLAIN AREA OF VIRGINIA, SO SHEET III-304 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SHALL BE FOLLOWED FOR FINAL SEEDING MATERIAL (SEE TABLE THIS SHEET). SEEDING RATES. AND DATES OF APPLICATION.

SODDED AREAS SHALL BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLANS. SOIL TEST SHOULD BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR LIME AND FERTILIZER. PRIOR TO LAYING SOD. SOIL SURFACE SHALL BE CLEAR OF TRASH, DEBRIS AND LARGE OBJECTS. QUALITY OF SOD SHALL BE STATE CERTIFIED AND ENSURE GENETIC PURITY AND HIGH QUALITY. SOD SHALL NOT BE LAID IN EXCESSIVELY WET OR DRY WEATHER AND BE DELIVERED AND INSTALLED WITHIN 36 HOURS. SOD SHOULD NOT BE LAID ON FROZEN SOIL SURFACE AND SHALL BE INSTALLED PER PAGE III-339 OF VESCH.

DUST SHALL BE CONTROLLED USING A VARIETY OF METHODS, SUCH AS VEGETATIVE COVER, MULCH, TILLAGE, IRRIGATION, SPRAY-ON ADHESIVES, STONE, BARRIERS, AND CALCIUM CHLORIDE. THE IMPLEMENTATION OF THE DUST CONTROL METHODS SHALL BE INSTALLED PER SECTION 3.39 OF

VESCH.

OFF-SITE AREAS INCLUDE THE RELOCATION OF ONE PARKING SPOT TO THE PARKING LOT IN THE PROPERTY TO THE SOUTHEAST (TM#052.02-06-05) AND RECONFIGURING THE SIDEWALK AND RETAINING WALL ON THE SAME LOT. NO HEAVY EQUIPMENT SHALL BE USED IN THE RELOCATION OF THE PARKING SPOT, THEREFORE NO E&S CONTROLS ARE NECESSARY FOR THE MINOR PAVING OPERATION. SEE SHEETS 31-35 FOR OFFSITE E&S CONTROLS ON THE ADJACENT PROPERTY.

DURING CONSTRUCTION OF THIS PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT CONTROL DEVICES. ANY STOCKPILE LOCATION MUST BE APPROVED BY THE CITY E&S INSPECTOR.

EROSION AND SEDIMENT CONTROL PROGRAM

TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED TO ANY AREA WITHIN THE SITE NOT CONTINUOUSLY WORKED FOR 5 DAYS AFTER CLEARING AND ROUGH GRADING. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENUDED ARES THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. IN ADDITION, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS TO MINIMIZE THE VOLUME OF SILT:

- 1. CONTRACTOR SHALL EVALUATE THE SITE TO DETERMINE EXTENSIVE CUT AND FILL AREAS, AND SHALL WORK THESE ARES TO MINIMIZE THE EXTENT OF HEAVY EQUIPMENT WORK. CONTRACTOR SHALL STRIVE TO BRING AREAS TO GRADE (ROUGH OR FINISH) AND TO STABILIZE, BY TEMPORARY OR PERMANENT VEGETATION, THESE DISTURBED AREAS PRIOR TO BEGINNING WORK IN ANOTHER AREA.
- 2. FILL AREAS SHALL BE COMPACTED COMPLETELY PRIOR TO THE END OF EACH WORK DAY. FILL SLOPE SURFACES SHALL BE LEFT ROUGHENED TO REDUCE SHEET EROSION OF THE SLOPES. CONTRACTOR SHALL RE-DIRECT CONCENTRATED RUNOFF, BY EARTH BERMS OR OTHER DEVICES, AROUND ACTIVELY DISTURBED AREAS TO STABILIZED OUTLETS. 3. CUT SLOPE AS NECESSARY SHALL BE PROTECTED FROM
- AROUND THE DISTURBED AREA TO STABILIZED OUTLETS 4. IN NEW PAVEMENT AREAS, PLACE THE AGGREGATE BASE STONE ON THE FINISH SUBGRADE AT THE EARLIEST POSSIBLE TIME.

CONCENTRATED FLOW BY BERMS ABOVE THE SLOPE AND DIRECTED

TABLE 3.31-B

"QUICK REFERENCE FOR ALL REGIONS"

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

<u>Species</u>	(lbs./acre)
50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Annual Ryegrass (Lolium multi-florum)	60 - 100
German Millet (<u>Setaria italica</u>)	50
	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale) Annual Ryegrass (Lolium multi-florum)

Source: Va. DSWC

STRUCTURAL PRACTICES:

- 1. CHAIN LINK SAFETY FENCE VESCH STD. & SPEC. 3.01 A TEMPORARY CHAIN LINK FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AS SHOWN ON THE E& S PHASE I PLAN.
- 2. TEMPORARY DIVERSION DIKE VESCH STD. & SPEC. 3.09 A TEMPORARY RIDGE OF COMPACTED SOIL CONSTRUCTED AT THE TOP OF A SLOPING DISTURBED AREA.
- 3. SOIL STABILIZATION BLANKETS VESCH STD. & SPEC. 3.36
- A PROTECTIVE COVERING (BLANKET) OR A SOIL STABILIZATION MAT. 4. PUMPED SILT CONTROL
- (4'x6'). 5. TREE PROTECTION - VESCH STD. & SPEC. 3.38 A FENCE BARRIER IS TO BE PLACED AROUND TREES AND VEGETATED AREAS WHICH WILL NOT BE DISTURBED TO PROTECT THE TREES AND OTHER

ANY WATER PUMPED FROM THE WORK ZONE, WHICH BYPASSES THE SETTLING

CHAMBER, SHALL BE FILTERED THROUGH AN ACF HEAVY DUTY DIRTBAG 55

(SHEETS 59-70) 6. TEMPORARY CONSTRUCTION ENTRANCE - VESCH STD. & SPEC. 3.02 A TEMPORARY CONSTRUCTION ENTRANCE WITH A WASH RACK SHALL BE INSTALLED AS SHOWN ON THE E&S PHASE I PLAN AND THE RUNOFF FROM THE WASH RACK SHALL BE DIRECTED TO THE RUNOFF PIT. DURING MUDDY CONDITIONS, DRIVERS OF CONSTRUCTION VEHICLES WILL BE REQUIRED TO

WASH THEIR WHEELS BEFORE ENTERING THE HIGHWAY.

2. TEMPORARY SEEDING - VESCH STD. & SPEC. 3.31

VEGETATION FROM CONSTRUCTION EQUIPMENT AND SOIL COMPACTION.

- 7. STORM DRAIN INLET PROTECTION VESCH STD. & SPEC. 3.07 ALL STORM SEWER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. SEDIMENT-LADEN WATER SHALL BE FILTERED BEFORE ENTERING THE STORM SEWER INLETS.
- 8. SILT FENCE BARRIER VESCH STD. & SPEC. 3.05 SILT FENCE SEDIMENT BARRIERS WILL BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF.

VEGETATIVE PRACTICES:

- 1. TOPSOILING VESCH STD. & SPEC. 3.30 TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATIONS SHALL BE LOCATED OFF-SITE AND ARE TO BE STABILIZED WITH TEMPORARY VEGETATION PRIOR TO LAND-DISTRURBING ACTIVITIES. THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY E&S PLAN TO THE OWNER COVERING THE OFF-STIE STOCKPILE AREA WHICH WOULD HAVE TO BE APPROVED BY THE PLAN APPROVING AUTHORITY BEFORE ANY OFF-SITE ACTIVITY COMMENCES.
- ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
- 3. MULCH VESCH STD. & SPEC. 3.35 MULCH WILL BE USED AROUND TREES AND IN PLANTERS. RELATIVELY FLAT AREAS WILL BE LAWNS.
- 4. ROOT PRUNING/TREE PROTECTION VESCH STD. & SPEC. 3.38 FOR ANY AREAS ALONG THE LIMITS OF CLEARING AND GRADING THAT ARE LOCATED ADJACENT TO TREES SHOWN TO BE PRESERVED ON OR OFF THE SITE ROOT PRUNING AND TREE PROTECTION SHALL BE REQUIRED IN THE FORM OF TRENCHING FOR SUPER SILT FENCE.

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.07	STORM DRAIN INLET PROTECTION	(IP)	
3.09	TEMPORARY DIVERSION DIKE	(DD)	
	DRAINAGE DIVIDE		>
	LIMITS OF CLEARING & GRADING	(CC)	
3.38	TREE PROTECTION FENCING	TP	
3.26	PORTABLE DEWATERING STRUCTURE		
3.01	CHAIN LINK SAFETY FENCE	SAF	
	ACF HEAVY DUTY DIRTBAG 55 (4'x6')		

FOR ALL DETAILS AND SPECIFICATIONS, SEE THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK

MAINTENANCE:

THE FOLLOWING IS A PROGRAM OF MAINTENANCE FOR MECHANICAL CONTROLS SPECIFIED IN THIS NARRATIVE AND ON THE PLAN:

- THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E.—SEEDED OR SODDED AREAS) ON A DAILY BASIS (ESPECIALLY AFTER A HEAVY RAINFALL) TO INSURE THAT ALL CONTROLS ARE IN PLACE AND THAT NONE HAVE BEEN DAMAGED. ANY DAMAGED CONTROL SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY TO INCLUDE RESEEDING OR RESODDING,
- ALL SILT TRAPPING FACILITIES SHALL BE CLEANED OUT AT 50% TRAP CAPACITY AND SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE (OR HAULING AWAY IF NOT SUITABLE FOR STRUCTURAL FILL).
- AFTER ALL CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS ARE STABILIZED, MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED AND GROUND SHALL BE RESTORED INCLUDING ESTABLISHMENT OF VEGETATION TO ITS NATURAL OR PROPOSED CONDITION. REMOVAL OF ANY CONTROL IS CONTINGENT UPON APPROVAL BY THE CITY INSPECTOR
- . DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.

UTILITY INSTALLATION:

- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: 1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. . EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. S. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING
- STREAMS OR OFF-SITE PROPERTY. 4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- 5. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE 6. APPLICABLE SAFETIES SHALL TAKE PLACE AND REGULATIONS SHALL BE
- COMPLIED WITH.

LAND CONSERVATION NOTES:

- 1. ALL LAND CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. 2. NO DISTURBED AREA WILL REMAIN DENUDED FOR MORE THAN 7 CALENDAR
- DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. FIRST AREAS TO BE CLEARED ARE TO THOSE REQUIRED FOR THE PERIMETER CONTROLS
- 4. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME
- ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- 6. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS). STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL SOIL 2 STOCKPILES.
- 7. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ANY DISTURBED AREA NOT COVERED BY NOTE 2 ABOVE AND NOT PAVED. SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVER SEEDED BY APRIL 15.
- 9. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE STABILIZED
- 10. NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN 7 DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 7 DAYS. IN THE EVENT SUCH MAXIMUM PERIOD IS EXCEEDED AND ANY SUCH AREAS REMAIN EXPOSED WITHOUT COVER, THE CITY WILL (IN THE EVENT PHASE 1D: THE DEVELOPER OR BUILDER DOES NOT) INSTALL THE NECESSARY TEMPORARY 1. ONCE ALL OF THE ABOVE HAVE BEEN INSTALLED AND APPROVED BY THE CITY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE
- EROSION AND SEDIMENT CONTROL. 11. THE COST OF ANY SUCH TEMPORARY MEASURES TAKEN BY THE CITY SHALL BE BORNE BY THE DEVELOPER AND SHALL BE A CHARGE AGAINST THE CONSERVATION DEPOSIT.

MANAGEMENT STRATEGIES:

- 1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN 5. AND END AS QUICKLY AS POSSIBLE. 2. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY
- AFTER GRADING. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
- 4. THE JOB SUPERINTENDED SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICE. 5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS
- WILL BE CLEANED UP AND REMOVED. 6. IF ON-SITE WATER IS NOT AVAILABLE, WATER TRUCKS SHALL BE PRESENT ON-SITE.

CONSTRUCTION PHASING NARRATIVE: PHASE 1A.

- 1. PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, CONTRACTOR, AND INSPECTOR.
- 2. INSTALL THE TEMPORARY CONSTRUCTION ENTRANCES (KING ST) AS SHOWN ON SHEET 31. WATER TRUCKS SHALL BE USED IF THERE IS NO ON-SITE WATER AVAILABLE. PROVIDE WOODEN FILTER FABRIC UNDERLAIN. MUD AND DEBRIS SHALL BE WASHED FROM ALL TRUCKS EXITING THE SITE. RUNOFF FROM CONSTRUCTION ENTRANCE SHALL BE DIRECTED TO THE 3'x3' DEPRESSION ADJACENT TO THE CONSTRUCTION ENTRANCE. ANY MUD OR SILT CARRIED INTO THE STREET AFTER WASHING SHALL BE IMMEDIATELY REMOVED. 3. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER INLETS AS SHOWN ON THE
- PHASE 1A DRAWINGS ON SHEET 31. 4. INSTALL PERIMETER TREE DEMARCATION FENCING IN THE FORM OF TREE PROTECTION FENCE
- (TP) AND PERIMETER SAFETY FENCE (SAF) AS SHOWN ON E&S PHASE 1A. 5. PERFORM INITIAL PERIMETER CLEARING OUTSIDE OF INTERNAL LIMITS SHOWN ON SHEET 31 TO INSTALL REMAINDER OF PERIMETER CONTROLS SUCH AS DIVERSION DIKE (DD), SILT FENCE (SF) AND SUPER SILT FENCE (SSF) AS PER THE PHASE 1A PLAN. SEED AND MULCH ALL EARTHEN CONTROLS. SHOULD A STOCKPILE LOCATION BE DESIRED, THE LOCATION MUST BE COORDINATED AND APPROVED BY THE CITY'S INSPECTOR.
- 6. ONCE THE ABOVE STEPS HAVE BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE CITY OF ALEXANDRIA E&S INSPECTOR TO INSPECT THE SITE. NO FURTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL THE CITY INSPECTOR HAS PERFORMED THE SITE

PHASE 1B:

- 1. ONCE ALL E&S CONTROLS HAVE BEEN INSTALLED AND APPROVED BY THE CITY INSPECTOR. THE CONTRACTOR MAY THEN PROCEED TO CLEAR AND GRUB THE REMAINDER OF THE SITE. 2. INSTALL THE PORTABLE SEDIMENT TANK IN ACCORDANCE WITH DETAILS ON SHEET 30.
- 3. INSTALL SITE TRAILER AS SHOWN ON SHEET 32. 4. INSTALL ADDITIONAL SAFETY FENCE AROUND PERIMETER OF PROPOSED SWM VAULT AND 5. INSTALL SWM VAULT SHEETING AND SHORING AND COMPLETE SWM VAULT CONSTRUCTION
- WITH SURROUNDING UTILITIES. 6. INSTALL RAMP AND SHEETING AND SHORING FOR THE PROPOSED PARKING GARAGE. 7. ALL RUNOFF WITHIN THE FOOTPRINT OF THE SHEETING AND SHORING AREAS SHALL BE CONTAINED AND PUMPED TO THE PORTABLE SEDIMENT TANK.
- 8. STABILIZE ANY AREA THAT HAS BEEN FINAL GRADED WITH A SOIL STABILIZATION BLANKET (JUTE MATERIAL) TO STABILIZE THE WORKED SOIL 9. ONCE THE ABOVE STEPS HAVE BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE
- CITY OF ALEXANDRIA E&S INSPECTOR TO INSPECT THE SITE. NO FURTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL THE CITY INSPECTOR HAS PERFORMED THE SITE INSPECTION.

TABLE 3.32-D

SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAIN AR

Minimum Care Lawn

High-Maintenance Lawn

General Slope (3:1 or less)

- Kentucky 31 Fescue

- Seasonal Nurse Crop *

Low Maintenance Slope (Steeper than 3:1)

- Kentucky 31 Tall Fescue

- Seasonal Nurse Crop *

VAULT FOOTPRINT AS SHOWN ON SHEET 33.

CONSTRUCTION OF UNDERGROUND UTILITIES.

APPROVAL OF THE CITY INSPECTOR.

THE SITE INSPECTION.

INSPECTION.

INSTALLED.

PHASE 2:

APPROVAL, REMOVE PORTABLE SEDIMENT TANK.

COMPLETE UNDERGROUND GARAGE CONSTRUCTION.

BLANKET (JUTE MATERIAL) TO STABILIZE THE WORKED SOIL.

AROUND THE COMPLETED SWM VAULT AND BUILDING.

CONSTRUCTION ENTRANCE AS SHOWN ON SHEET 34.

INSTALL REMAINING RETAINING WALLS AND FINAL GRADE.

REFERENCING THE EROSION CONTROL PROGRAM ABOVE.

REVISION NARRATIVE NOTES FOR

APPROVED

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

SPECIAL USE PERMIT NO.

DIRECTOR

DIRECTOR

CHAIRMAN. PLANNING COMMISSION

DEPARTMENT OF PLANNING & ZONING

MINOR GARDEN IMPROVEMENTS

REMOVED UPON THE APPROVAL OF THE CITY E&S INSPECTOR.

INSTALL ALL OTHER UNDERGROUND UTILITIES.

AND APPROVED BY THE CITY INSPECTOR.

RUNOFF TO A STABILIZED OUTLET.

- Sericea Lespedeza **

Common Bermudagrass **

- Red Top Grass

- Red Top Grass

- Commercial or Residential

- Kentucky 31 or Turf-Type Tall Fescue

- Kentucky 31 or Turf-Type Tall Fescue

- Hybrid Bermudagrass (by other vegetative

establishment method, see Std. & Spec. 3.34)

* Use seasonal nurse crop in accordance with seeding dates as stated below:

** May through October, use hulled seed. All other seeding periods, use

unhulled seed. Weeping Lovegrass may be added to any slope or low-

maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

INSPECTOR, INSTALL SAFETY FENCE AROUND THE PERIMETER OF THE PROPOSED SWM

CONSTRUCT THE RETAINING WALLS ON EITHER SIDE OF GARAGE RAMP. SAFETY FENCING

ALONG BUILDING FOOTPRINT AND GARAGE RAMP SHALL BE REMOVED ONLY WITH THE

CONSTRUCT RETAINING WALLS WHERE WALL CONSTRUCTION WILL NOT IMPEDE FUTURE

ONCE THE ABOVE STEPS HAVE BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT

INSPECTOR, THE CONTRACTOR MAY THEN PROCEED TO REMOVE THE SAFETY FENCE

ONCE THE GARAGE IS SUFFICIENTLY COMPLETE, REMOVE SITE TRAILER AND RELOCATE

ONCE THE ABOVE STEPS HAVE BEEN COMPLETED, THE CONTRACTOR SHALL STABILIZE

ALEXANDRIA E&S INSPECTOR TO INSPECT THE SITE, NO FURTHER CONSTRUCTION

ACTIVITY SHALL COMMENCE UNTIL THE CITY INSPECTOR HAS PERFORMED THE SITE

1. ALL SILT FENCES WILL REMAIN WHERE SHOWN ON THE PHASE 2 PLAN ON SHEET 35.

2. INLET PROTECTION FOR STORM INLETS SHALL BE PLACED AS SOON AS THE INLETS ARE

3. FILL SLOPE SURFACES SHALL BE LEFT IN A ROUGHENED CONDITION TO REDUCE SHEET

4. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDED AREAS, SEE THE NOTE

5. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN

STABILIZED WITH VEGETATION, THE EROSION AND SEDIMENT CONTROL MEASURES MAY BE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

PAGE NO.

THE CONSTRUCTION ENTRANCE SHALL BE REMOVED WHEN FINAL PAVING IS COMPLETED

AND RILL EROSION OF THE SLOPES. THE CONTRACTOR SHALL RE-DIRECT CONCENTRATED

FLOW AWAY FROM THE FILL SLOPES BY INSTALLING EARTH BERMS AND OUTLETTING THE

THE AREA DISTURBED BY THIS SEGMENT OF CONSTRUCTION THEN CONTACT THE CITY OF

REMOVE THE SOUTHERN CONSTRUCTION ENTRANCE AND RELOCATE THE NORTHERN

SITE OFFICE TO GARAGE FOR REMAINDER OF CONSTRUCTION ACTIVITIES.

PROTECTION ON INLETS AS SOON AS THEY ARE CONSTRUCTED.

4. INSTALL REMAINING STORM SEWER PIPES AND STRUCTURES, INSTALLING INLET

CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL THE CITY INSPECTOR HAS PERFORMED

STABILIZE ANY AREA THAT HAS BEEN FINAL GRADED WITH A SOIL STABILIZATION

THE CITY OF ALEXANDRIA E&S INSPECTOR TO INSPECT THE SITE. NO FURTHER

ONCE SWM VAULT CONSTRUCTION HAS BEEN COMPLETED AND WITH CITY INSPECTOR

ONCE ALL OF THE ABOVE HAVE BEEN INSTALLED AND APPROVED BY THE CITY

February, March through April Annual Rye

May 1st through August Foxtail Millet

September, October through November 15th Annual Rye

November 16th through January Winter Rye

- Hybrid Bermudagrass (seed) **

Common Bermudagrass **

PLAIN AREA								
Total Lbs. Per Acre								
175-200 lbs.								
75 lbs.	BMISSION	2ND SUBMISSION						SNOI
200-250 lbs.	1ST SU	2ND SL	NOIS				DESCRIPTION	REVISIONS
40 lbs. (unhulled)	NT-	-LN	BMISS				ESCR	
30 lbs. (hulled)	FSP AMENDMENT- 1ST SUBMISSION	FSP AMENDMENT-	DSUP-1ST SUBMISSION				O	
128 lbs.	_	_						
2 lbs. <u>20 lbs.</u> 150 lbs.	5/11/24	9/03/24	9/27/24				DATE	
		l	ı	ı				

93-108 lbs.

0-15 lbs.

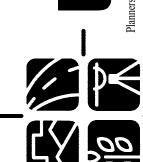
2 lbs.

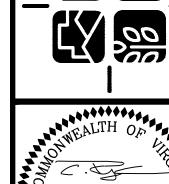
20 lbs.

20 lbs.

150 lbs.

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C. RYAN CONNOR Lic. No.039531 9/27/2024 TUNAL

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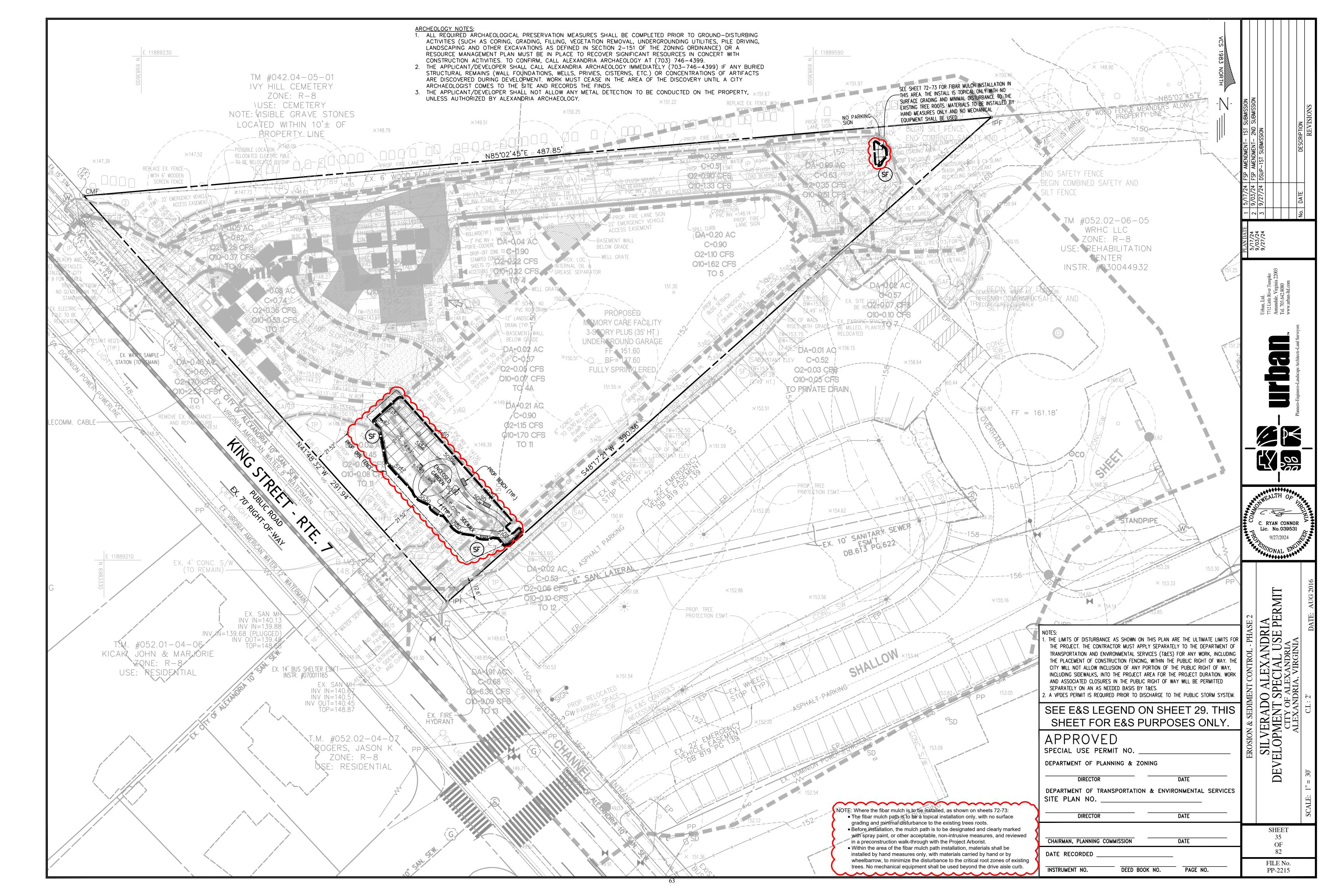
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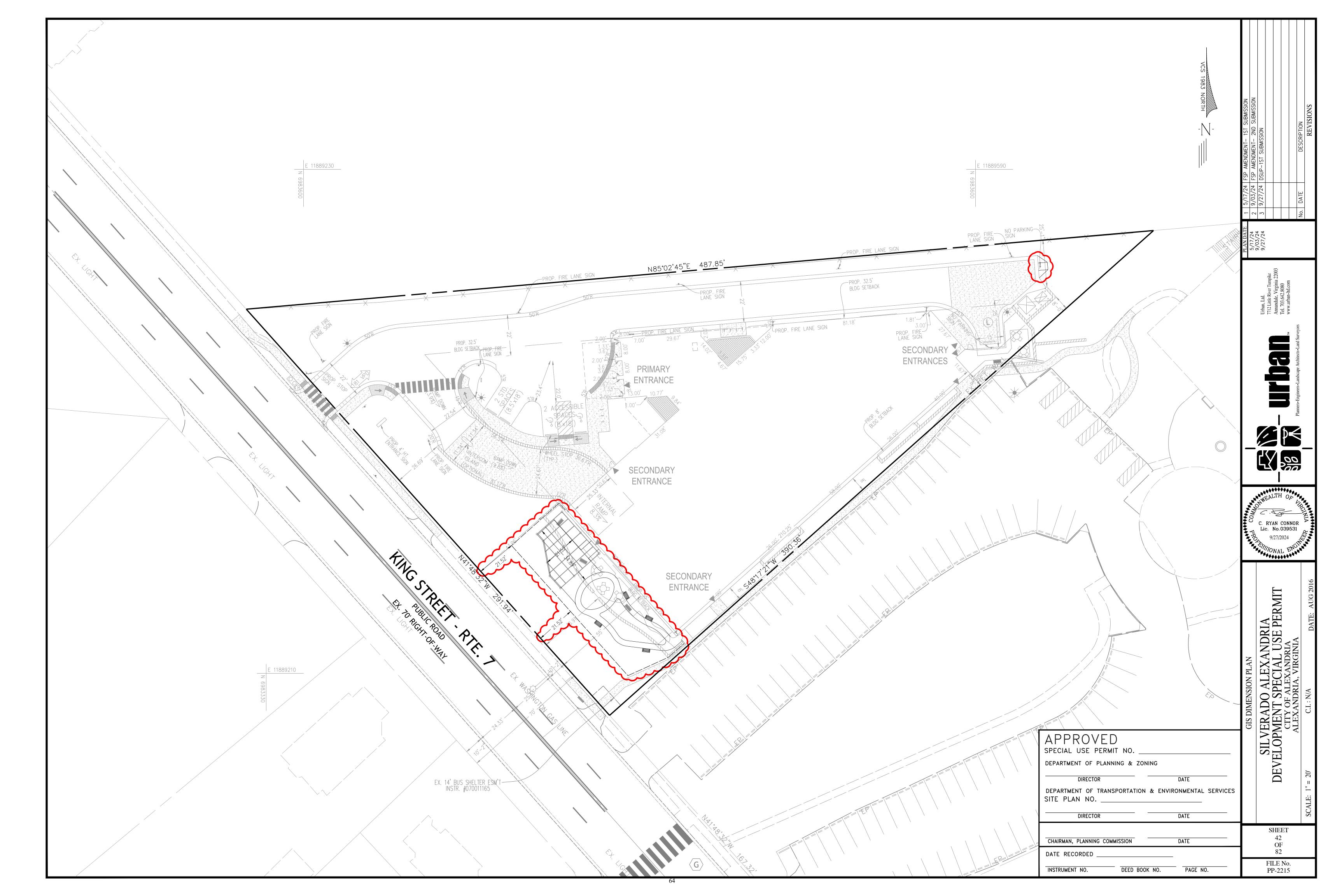
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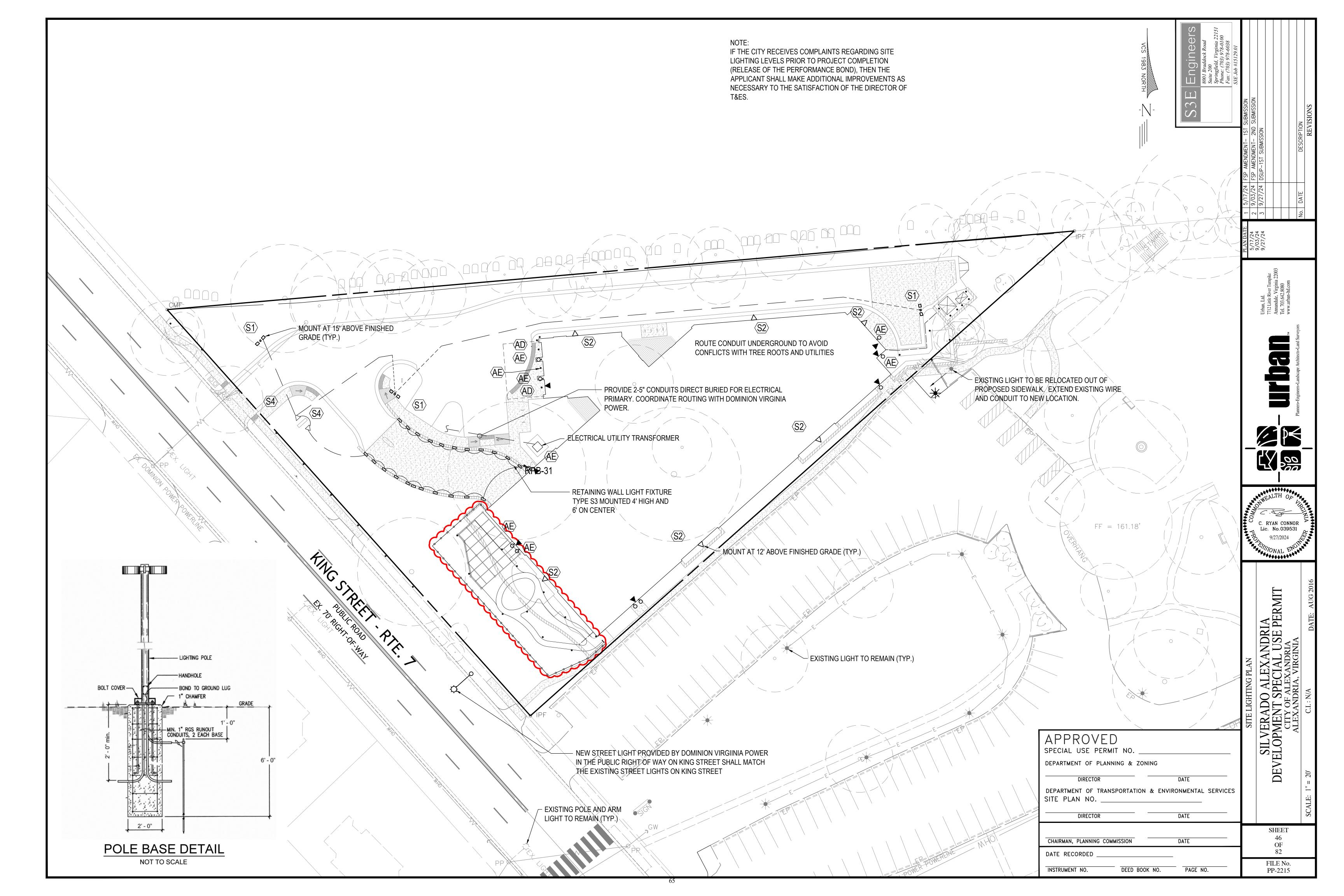
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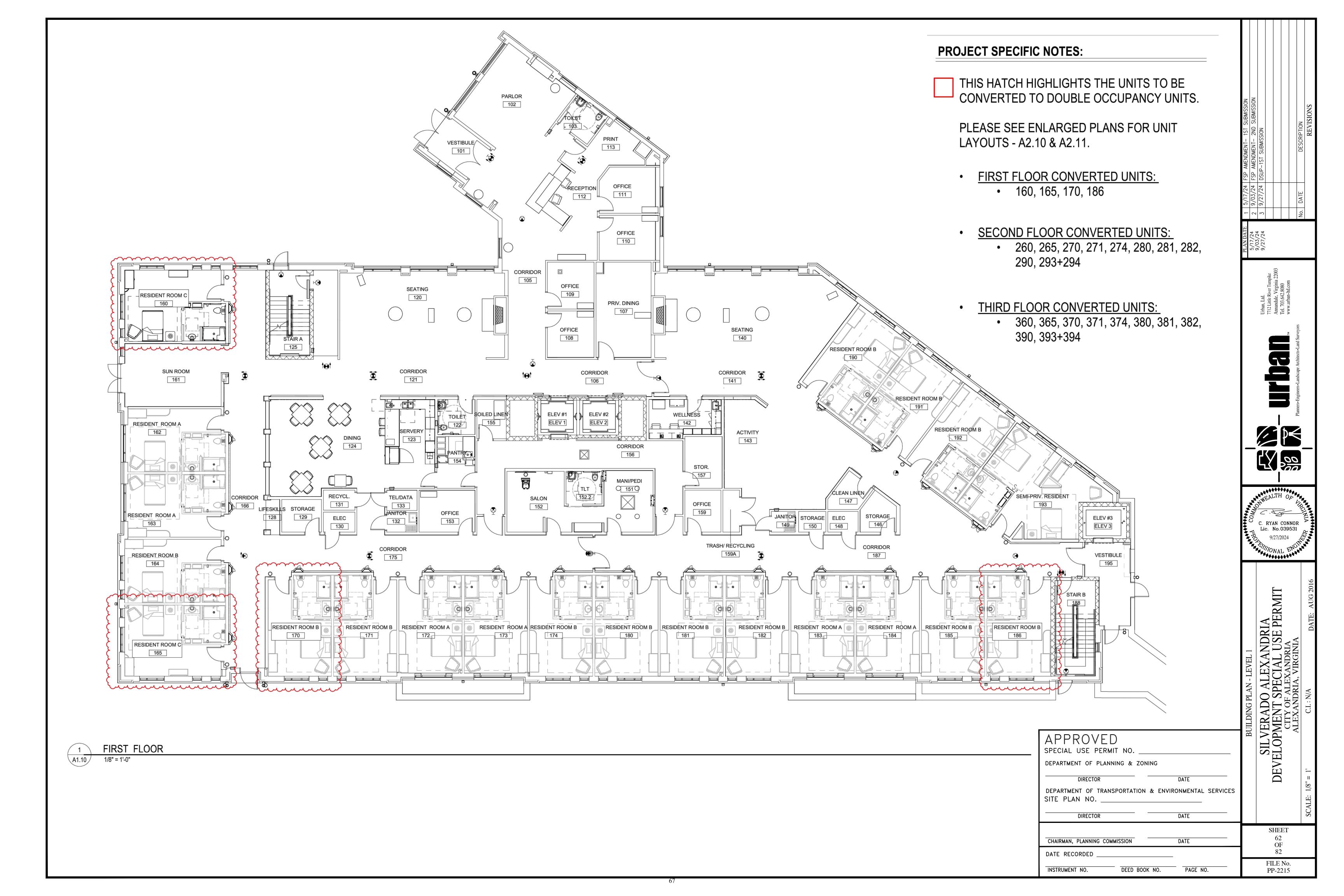
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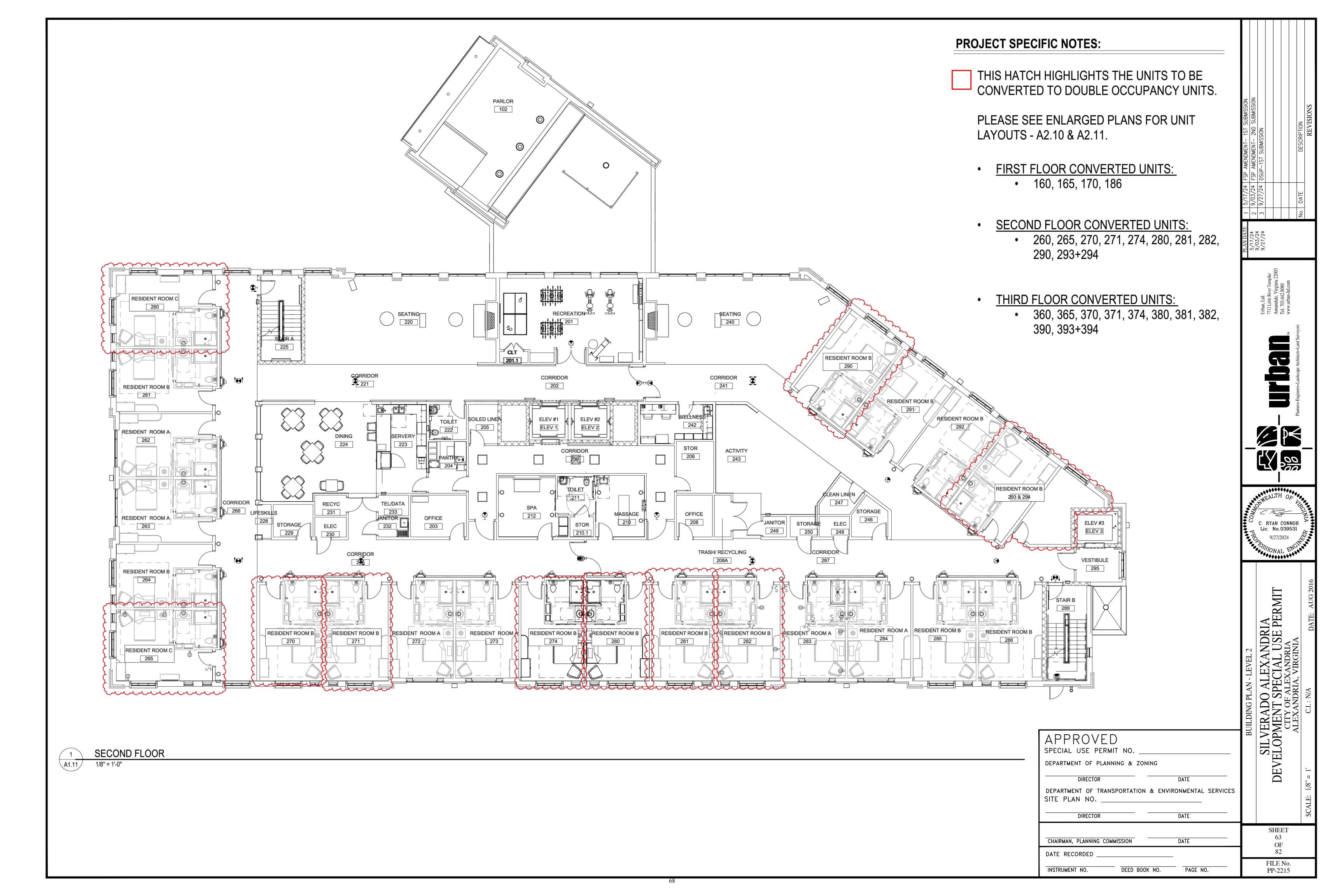


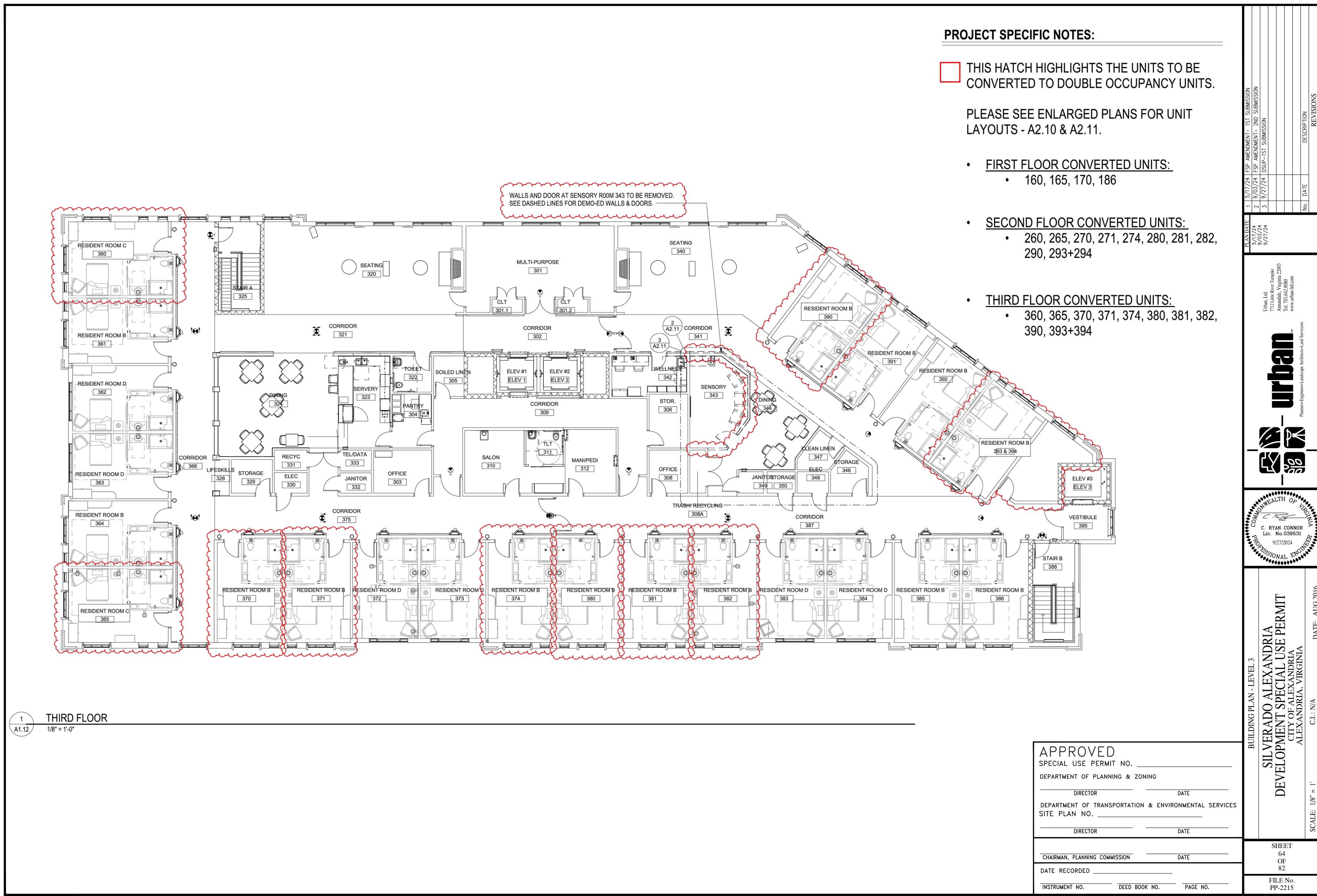


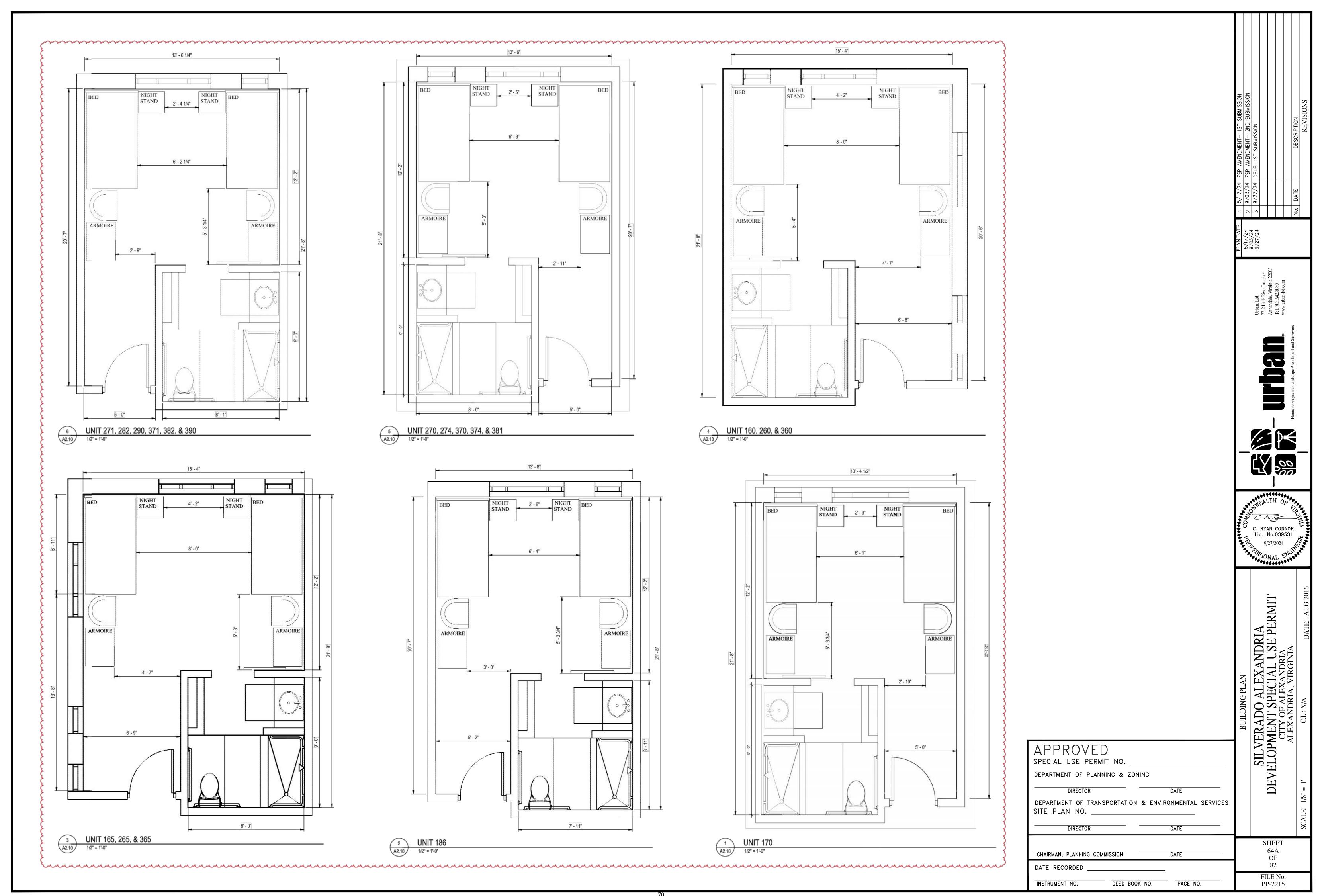


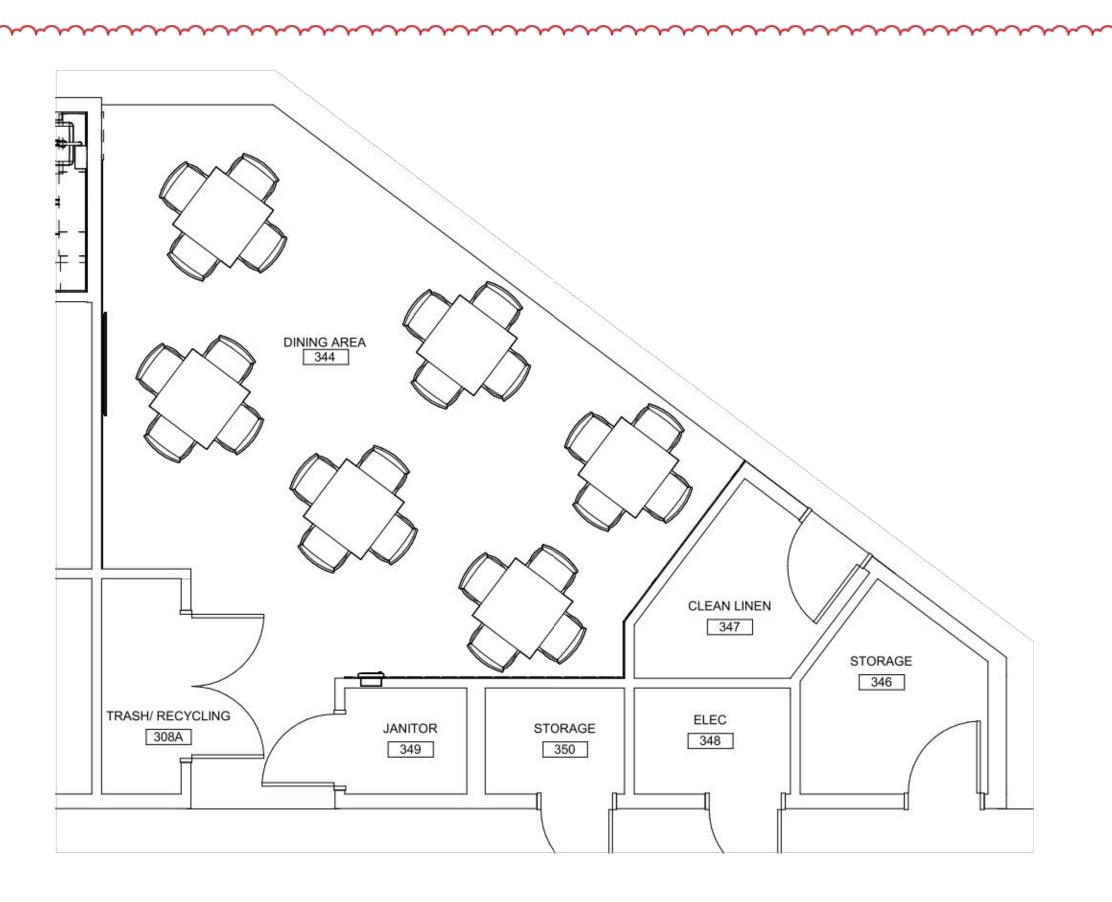
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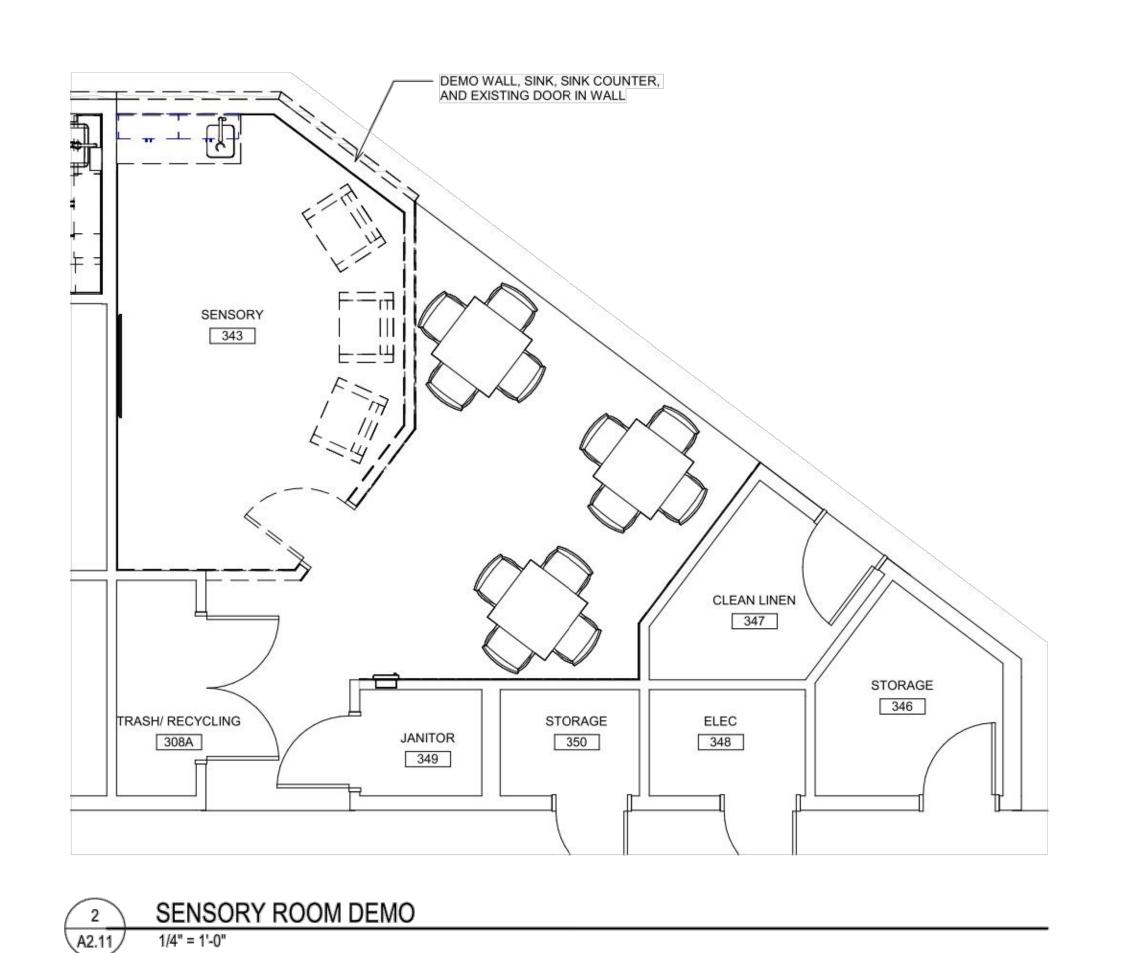


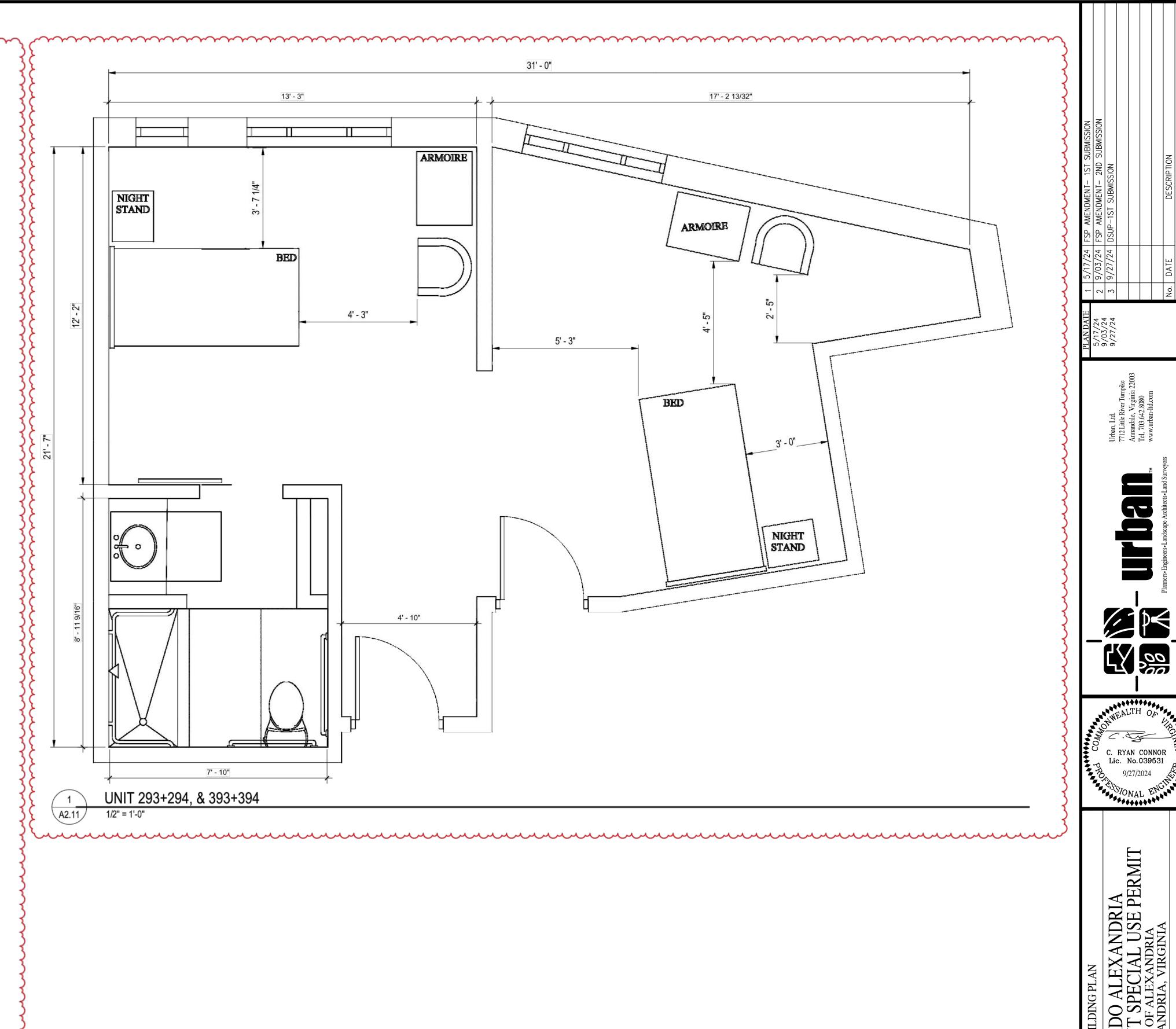






CONVERTED DINING AREA





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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
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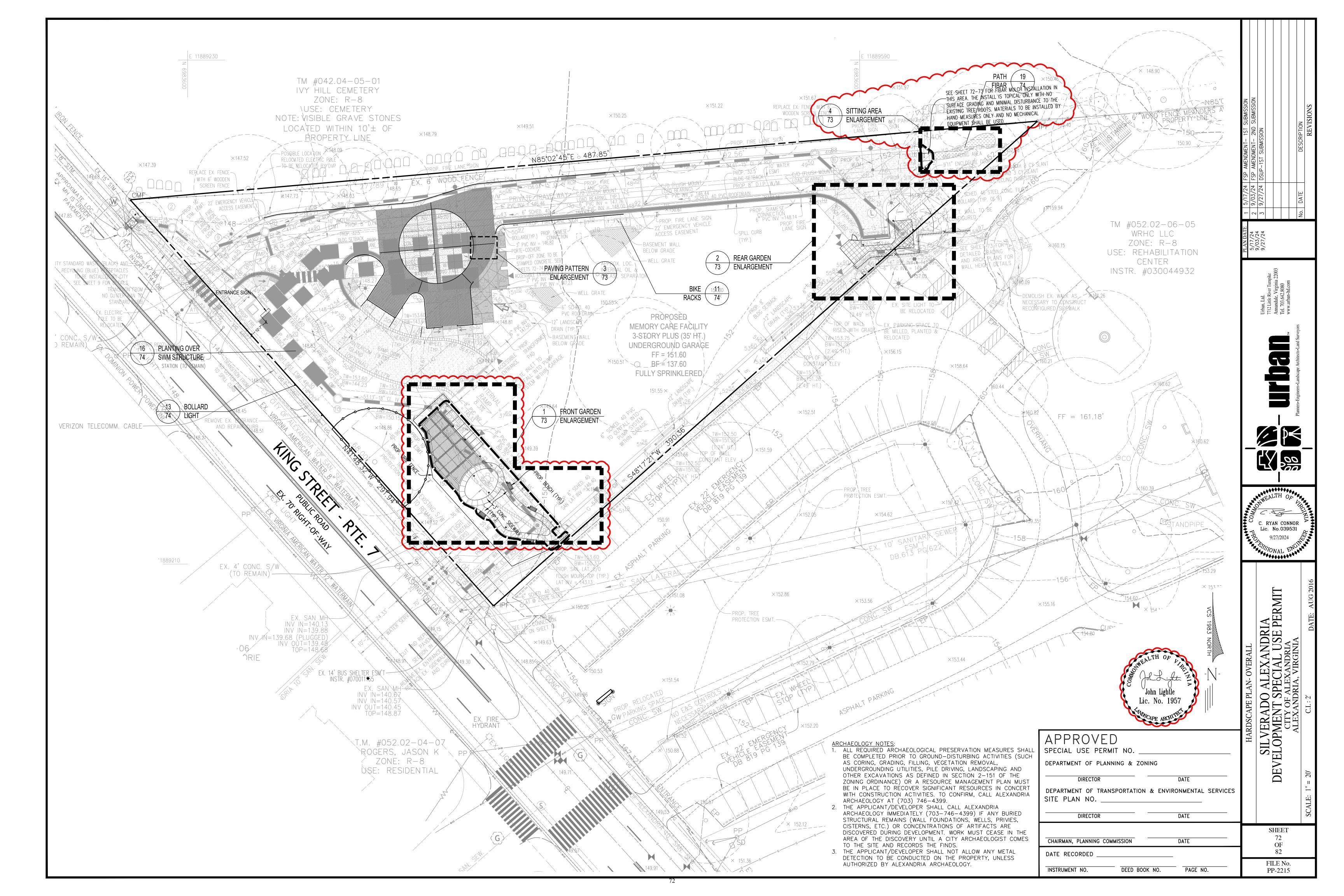
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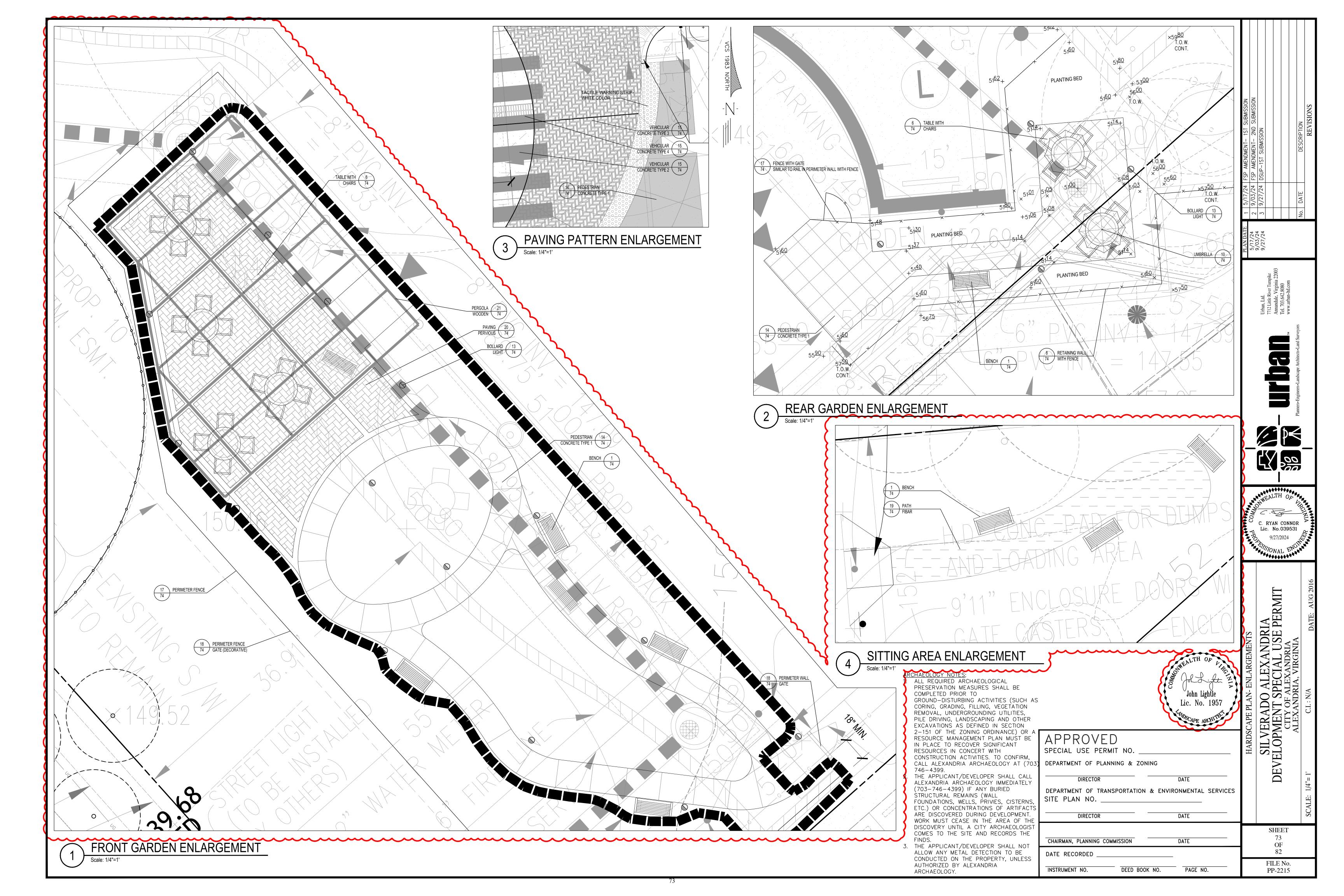
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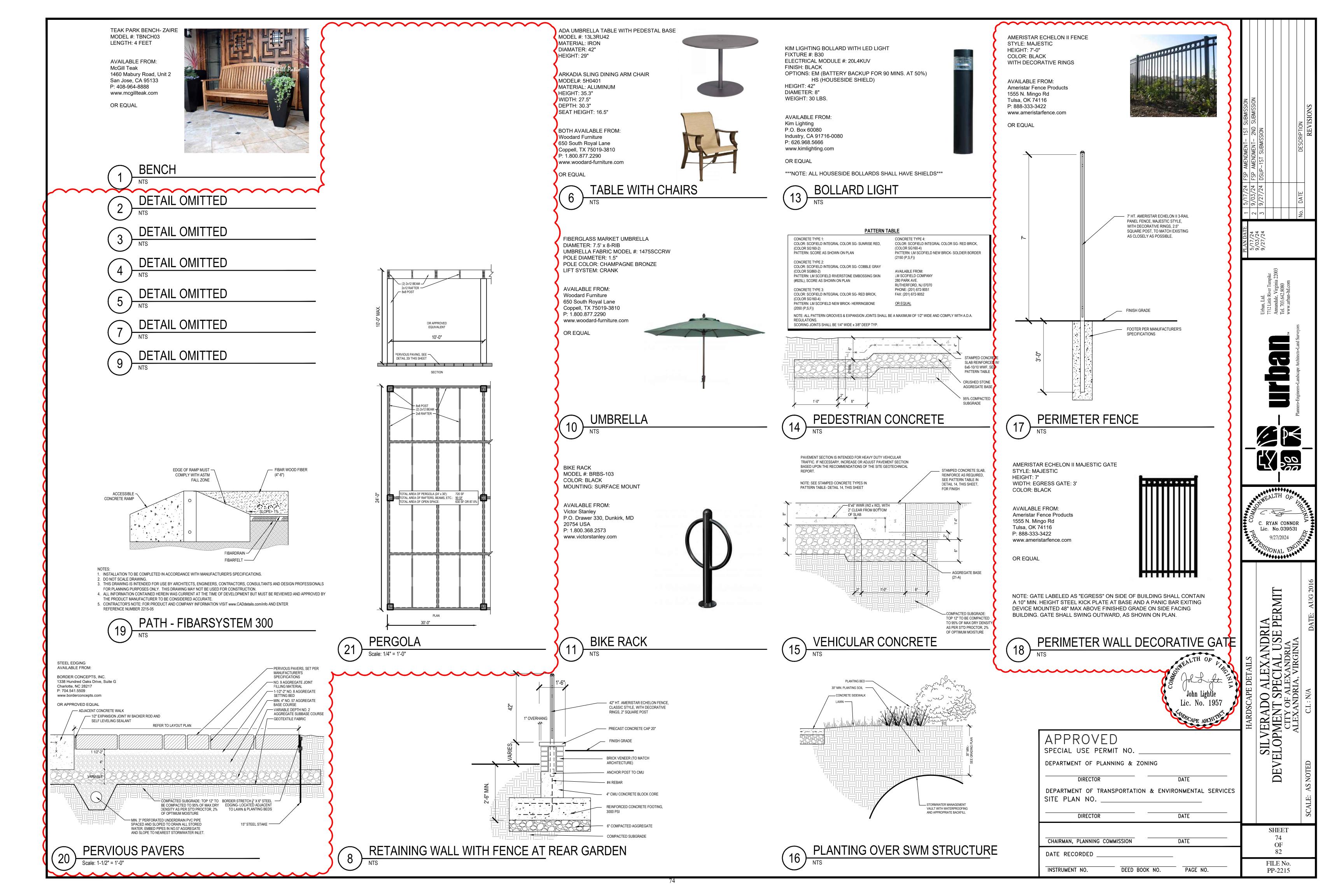
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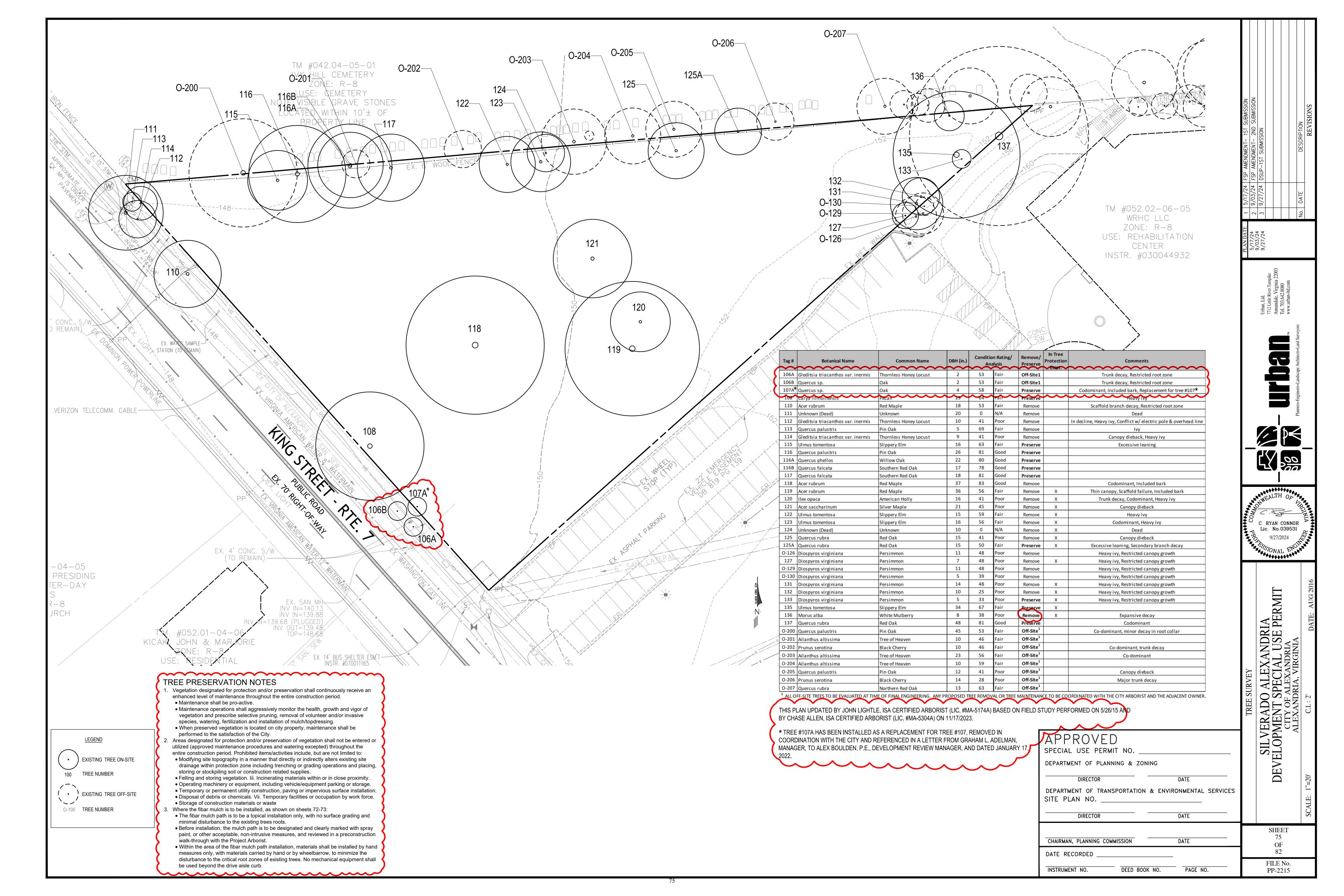
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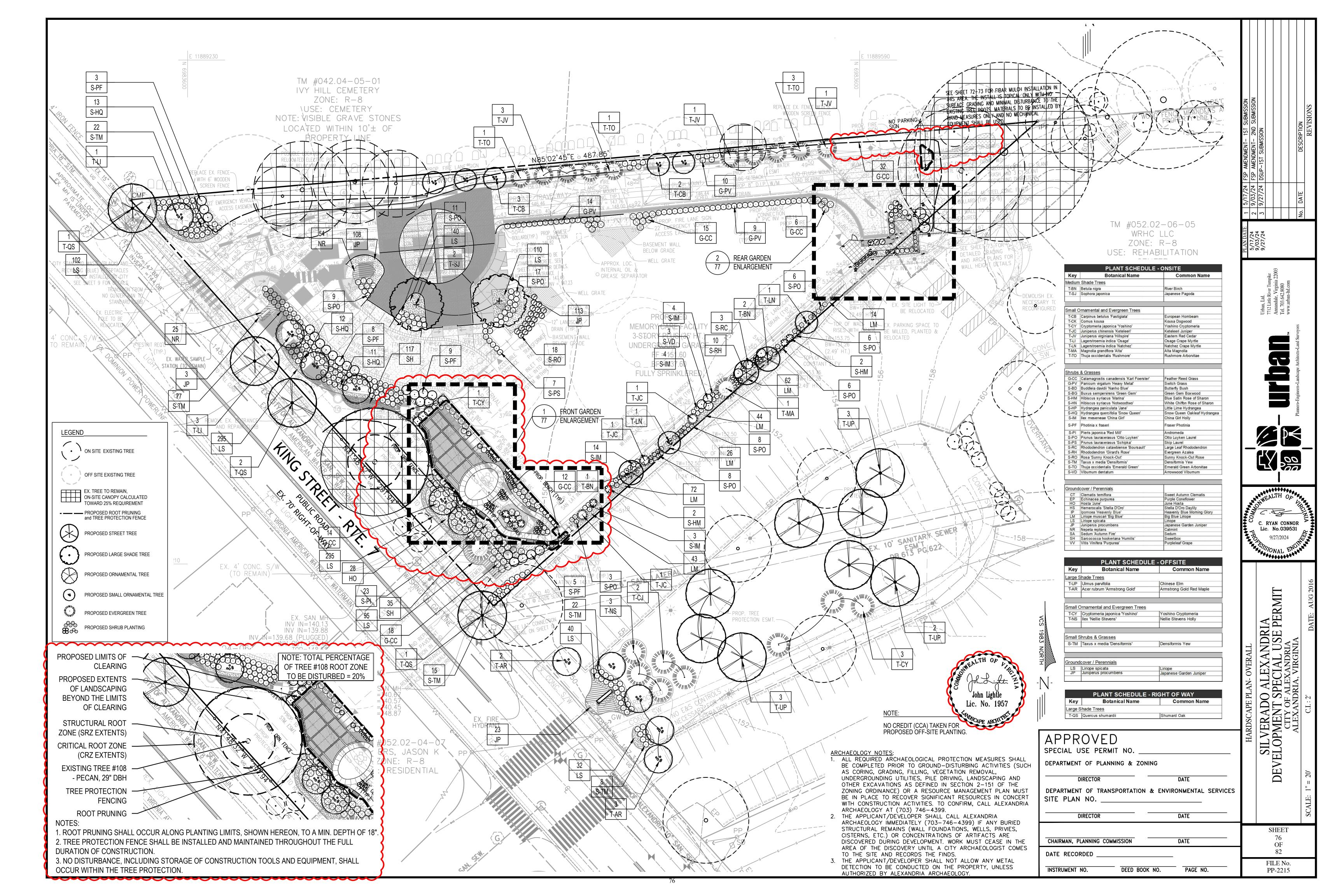
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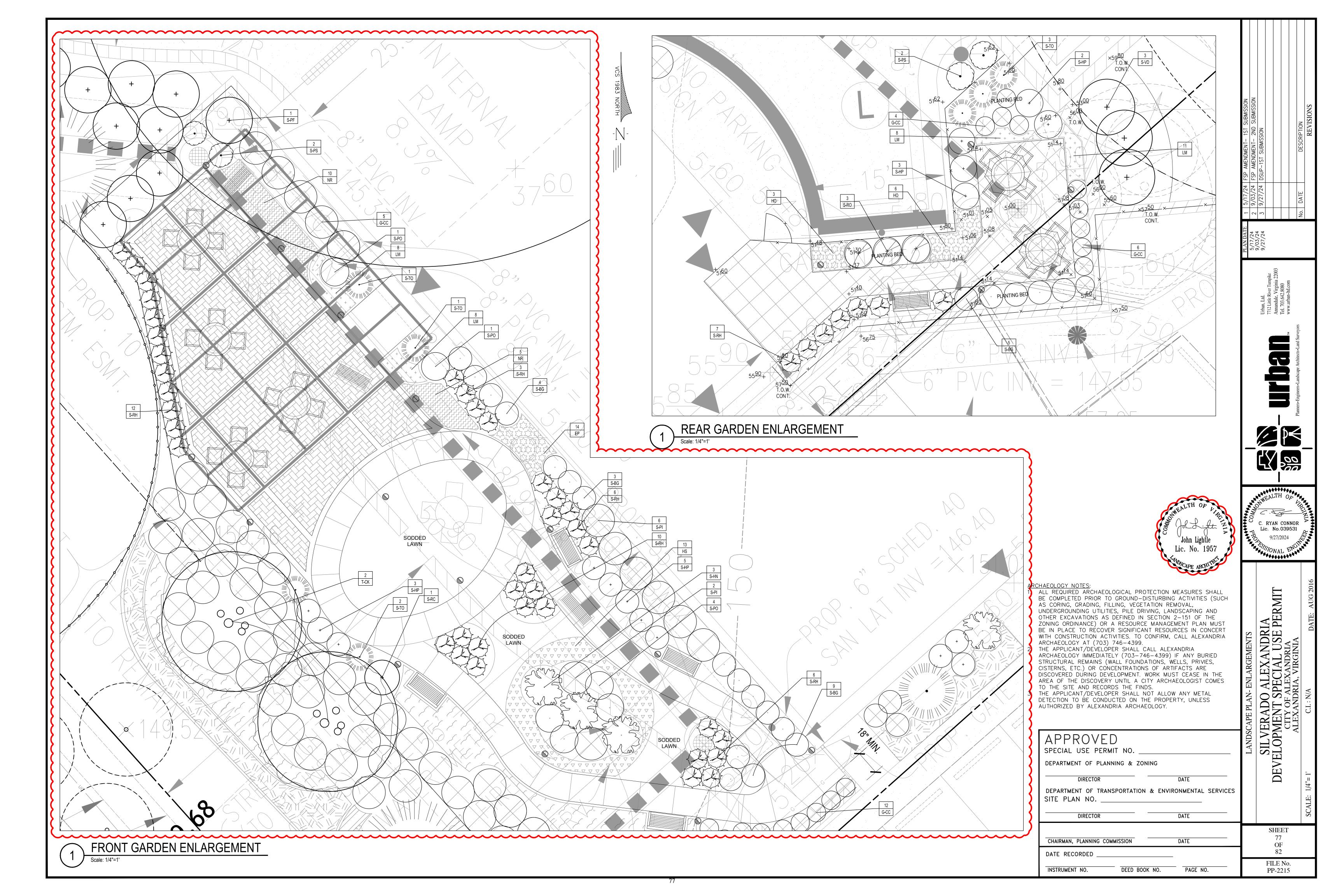












GENERAL LANDSCAPE SPECIFICATIONS

- Quality Assurance:
- a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
- Applicable Specifications and Standards:

City of Alexandria Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition. American Association of Nurserymen Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition,

Landscape Contractors Association

Submittals: Submit the following to the Owner's Representative prior to beginning work:

Copies of manufacturer's data for all materials required. Samples of required mulch material.

Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all List of proposed sources for all plant material.

Delivery, Storage and Handling:

- a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
- Dig balled and burlapped (B& B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
- Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
- d. Plants shall be lifted and handled from the bottom of the ball only.
- e. Do not remove container-grown stock from containers until planting time.
- a. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape

Before planting, determine that areas to receive plant material have adequate subdrainage.

b. Dig planting pits to full depth and dimensions indicated on drawings.

contractor assumes responsibility for soil conditions.

- c. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required fo water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
- Planting shall be done only within the following dates except as approved by Owner.
- a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
- b. Evergreen Trees, Shrubs and Vines; March 1 to May 31 and September 1 to November 15.
- 6. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.

Materials for Planting:

- a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.
- b. Leaf Compost shall be screened and free of trash.
- Coir Mesh (geo-textile blanket) shall be natural fiber geo-textile woven mesh composed of 100% coir (spun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by .3 inches thick. Yarn count per yard shall be 42 warp x 37 weft. Fabric tensile strength shall be 432 lb/ft x 138lb/ft
- Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.
- e. Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic
- Topsoil: If required; shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" in diameter. and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing
- Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.
- h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic
- Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
- a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.
- b. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developped root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
- d. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.

- e. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger
- Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inchs diameter, and at a point 12 inchs above the natural ground line for trees over 4 inches
- Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

9. Preparation of Areas for Planting:

- a. Stake out all plant material beds and tree locations for approval of Landscape Architect or owner prior to any bed preparation.
- Shrubs, Shrub Beds and Hedges on slopes of 3:1 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished
- Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
- Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.
- e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.
- Trees: Excavate plant pit walls vertical and scarify sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.

10. Erosion Control Material and Planting on Steep Slopes

- Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
- b. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 8 inches. Upgrade section shall be on top of all splices.
- The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

General Plant Installation:

- a. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details
- b. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
- c. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.
- d. Backfill pit with planting soil mix, consisting of 2/3 existing soil and 1/3 organic material, and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.
- Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
- All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.

12. Permanent Seeding or Sodding for Grass Areas:

- a. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
- b. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
- 14. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

CANOPY COVER	CALCULATIONS	
Total Site Area (s.f.)		56,979
Net Site Area (s.f.)		56,979
Canopy Coverage Required (s.f.)	25%	14,245
Canopy Coverage Provided:		~
Canopy Preservation (s.f.)		14,179
Proposed Canopy to be Planted (s.f.)		12 126
Total Canopy Coverage Provided (s.f.)		26,315
Requirement is met	26,315 s.f. is greater than	14,245
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CANOPY COVER CALCUL		TREE SAVE AREA C					
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(s.f.)		56,979	108	2,642			
(5.1.)		33,010	416, 416A&B, 147	3,74			
rage Required (s.f.)	25%	14,245	133, 135, 136 & 137	7,793			
age nequired (s.i.)	2070	14,240	Total Tree Preservation:	14,179			
rage Provided:							
Canopy Preservation (s.f.)		14,179					
Proposed Canopy to be Planted (s.f.)		49 120					

PLANT SCHEDULE - ONSITE

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mall Orn 5 2 2 2 2 2 3 2 5 2 4 2 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 29 2	250 250 250 250 250 250 250 250 250	1,250 500 500 750 1,250 1,000 500 250	T-CB T-CK T-CJ T-JC T-JV T-LI T-LN T-MA	Carpinus betulus 'Fastigiata' Cornus kousa Cryptomeria japonica 'Yoshino' Juniperus chinensis 'Keteleeri' Juniperus virginiana 'Hillspire' Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Kousa Dogwood Yoshino Cryptomeria Keteleeri Juniper Eastern Red Cedar Osage Crape Myrtle	2" cal. 8' ht. 8' ht.	B & B B & B	as noted	multi-stem; min. 3 heavy stems
5 2 2 2 2 2 3 2 5 2 4 2 2 2 2 1 2 2 2 9 2 9	250 250 250 250 250 250 250 250 250	1,250 500 500 750 1,250 1,000 500 250 1250	T-CB T-CK T-CJ T-JC T-JV T-LI T-LN T-MA	Carpinus betulus 'Fastigiata' Cornus kousa Cryptomeria japonica 'Yoshino' Juniperus chinensis 'Keteleeri' Juniperus virginiana 'Hillspire' Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Kousa Dogwood Yoshino Cryptomeria Keteleeri Juniper Eastern Red Cedar Osage Crape Myrtle	2" cal. 8' ht. 8' ht.	B & B B & B	as noted	multi-stem; min. 3 heavy stems
5 2 2 2 2 2 3 2 5 2 4 2 2 2 2 1 2 2 2 9 2 9	250 250 250 250 250 250 250 250 250	1,250 500 500 750 1,250 1,000 500 250 1250	T-CB T-CK T-CJ T-JC T-JV T-LI T-LN T-MA	Carpinus betulus 'Fastigiata' Cornus kousa Cryptomeria japonica 'Yoshino' Juniperus chinensis 'Keteleeri' Juniperus virginiana 'Hillspire' Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Kousa Dogwood Yoshino Cryptomeria Keteleeri Juniper Eastern Red Cedar Osage Crape Myrtle	2" cal. 8' ht. 8' ht.	B & B B & B	as noted	multi-stem; min. 3 heavy stems
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2 2 3 2 5 2 4 2 2 2 1 2 5 2	250 250 250 250 250 250 250	500 750 1,250 1,000 500 250 1250	T-CJ T-JC T-JV T-LI T-LN T-MA	Cryptomeria japonica 'Yoshino' Juniperus chinensis 'Keteleeri' Juniperus virginiana 'Hillspire' Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Yoshino Cryptomeria Keteleeri Juniper Eastern Red Cedar Osage Crape Myrtle	8' ht. 8' ht.	В&В		
3 2 5 2 4 2 2 2 1 2 5 2 29	250 250 250 250 250 250	750 1,250 1,000 500 250 1250	T-JC T-JV T-LI T-LN T-MA	Juniperus chinensis 'Keteleeri' Juniperus virginiana 'Hillspire' Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Keteleeri Juniper Eastern Red Cedar Osage Crape Myrtle	8' ht.			The second secon
5 2 4 2 2 2 1 2 5 2 29	250 250 250 250	1,250 1,000 500 250 1250	T-JV T-LI T-LN T-MA	Juniperus virginiana 'Hillspire' Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Eastern Red Cedar Osage Crape Myrtle				uniform branching pattern
4 2 2 1 2 1 2 5 2 2 9	250 250 250	1,000 500 250 1250	T-LI T-LN T-MA	Lagerstroemia indica 'Osage' Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'	Osage Crape Myrtle		B&B	as noted	uniform branching pattern
2 2 1 2 5 2 29	250 250	500 250 1250	T-LN T-MA	Lagerstroemia indica 'Natchez' Magnolia grandflora 'Alta'		8' ht.	B&B	as noted	columnar; dense, full to ground
1 2 5 2 29	250	250 1250	T-MA	Magnolia grandflora 'Alta'		8' ht.	B&B	as noted	multi-stem; min. 3 heavy stems
5 2 29		1250			Natchez Crape Myrtle	8' ht.	B&B	as noted	multi-stem; min. 3 heavy stems
29	250		T-TO	Thuis occidentalis 'Rushmore'	Alta Magnolia	8' ht.	B&B	as noted	uniform branching pattern
	4	7,250		Thuja occidentalis Tushinore	Rushmore Arborvitae	8' ht.	B&B	as noted	columnar; dense, full to ground
hrubs &							. ,		
	Gras	ses							
75	2	150	G-CC	Calamagrostis canadensis 'Karl Foerster'	Feather Reed Grass	2 gal	cont	as noted	grass; full spread
	2	66	G-PV	Panicum virgatum 'Heavy Metal'	Switch Grass	2 gal	cont	24" o.c.	grass; full spread
	2	2	S-BD	Buddleia davidii 'Nanho Blue'	Butterfly Bush	24"-30"	cont	as noted	uniform branching pattern; full sprea
	2	42	S-BG	Buxus sempervirens 'Green Gem'	Green Gem Boxwood	18"-24"	cont	as noted	uniform branching pattern; full sprea
4	2	8	S-HM	Hibiscus syriacus 'Marina'	Blue Satin Rose of Sharon	4'-5' ht.	10010000000	as noted	uniform branching pattern; full sprea
3	2	6	S-HN	Hibiscus syriacus 'Notwoodtwo'	White Chiffon Rose of Sharon	4'-5' ht.	cont	as noted	uniform branching pattern; full sprea
1000	5000	26		2		The second second second	cont		
13 36	2	72	S-HP S-HQ	Hydrangea paniculata 'Jane' Hydrangea quercifolia 'Snow Queen'	Little Lime Hydrangea Snow Queen Oakleaf Hydrangea	18"-24" 24"-30"	cont	as noted	uniform branching pattern; full sprea uniform branching pattern; full sprea
25		50	S-HQ S-IM	Illex meserveae 'China Girl'		18"-24"	cont	24" o.c. 30" o.c.	
and the same of th	2	50	S-IIVI	0000 verz 101 2000 101	China Girl Holly Fraser Photinia	5'-6' ht	cont	15 .00	uniform branching pattern; full spreatree form uniform branching pattern;
25	2	520370	157/401 30	Photinia x fraseri	500000000000000000000000000000000000000	POWER DESIGNATION OF THE PARTY	cont	as noted	matched specimens
33	2	66	S-PI	Pieris japonica 'Red Mill'	Andromeda	30"-36"	cont	30" o.c.	uniform branching pattern; full sprea
80	2	160	S-PO	Prunus lauracerasus 'Otto Luyken'	Otto Luyken Laurel	24"-30"	cont	30" o.c.	uniform branching pattern; full sprea
11	2	22	S-PS	Prunus lauracerasus 'Schipka'	Skip Laurel	30"-36"	cont	36" o.c.	uniform branching pattern; full sprea
5	2	10	S-RC	Rhododendron catawbiense 'Boursault'	Large Leaf Rhododendron	24"-30"	cont	as noted	uniform branching pattern; full sprea
55	2	110	S-RH	Rhododendron 'Girard's Rose'	Evergreen Azalea	24"-30"	cont	as noted	uniform branching pattern; full sprea
21	2	42	S-RO	Rosa 'Sunny Knock-Out'	Sunny Knock-Out Rose	30"-36"	cont	36" o.c.	uniform branching pattern; full sprea
114	2	228	S-TM	Taxus x media 'Densiformis'	Densiformis Yew	24"-30"	cont	36" o.c.	uniform branching pattern; full sprea
7	2	14	S-TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	4'-5' ht.	cont	as noted	uniform branching pattern; full sprea
6	2	12		Viburnum dentatum	Arrowwood Viburnum	30"-36"	cont	as noted	uniform branching pattern; full sprea
568	1	1,136							
roundco	over /	Perenni	als						
1500	0	0	CT	Clematis terniflora	Sweet Autumn Clematis	1 00	oont	12" o.c.	
A No.	0	0	EP	Echinacea purpurea	Purple Coneflower	1 gal 1 qt	cont	12" o.c.	
	0	0	НО	Hosta 'June'	June Hosta	1 qt	cont	24" o.c.	
The state of the s	0	0	HS	Hemerocalis 'Stella D'Oro'	Stella D'Oro Daylily	1 qt	cont	18" o.c.	
-	0	0	IP	Ipomoea 'Heavenly Blue'	Heavenly Blue Morning Glory	1 qt	cont	12" o.c.	
272	0	0	LM	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt	cont	12" o.c.	
	0	0	LS	Liriope spicata	Liriope	1 qt	cont	12" o.c.	<u></u>
224	0	0	JP	Juniperus procumbens	Japanese Garden Juniper	1 qt	cont	15" o.c.	
	0	0	NR	Nepeta reptans	Catmint	1 qt	cont	15" o.c.	
-	0	0	SA	Sedum 'Autumn Fire'	Sedum	1 qt	cont	15" o.c.	
Table park	0	0	SH	Sarcococca hookeriana 'Humilis'	Sweetbox	1 qt	cont	12" o.c.	
	0	0	VV	Vitis Vinifera 'Purpurea'	Purpleleaf Grape	1 gal	cont	12" o.c.	
1914		0							

Qty.	unit	CCA	Key	Botanical Name	Common Name	Size	Type	Spacing	Remarks/Comments
arge	Shade 1	rees							
8	0	0	T-UP	Ulmus parvifolia	Chinese Elm	3" cal.	B & B	as noted	uniform branching pattern
5	0	0	T-AR	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	2" cal.	B & B	as noted	uniform branching pattern
13		0							
Small	Orname	ntal and	Evergre	een Trees					
5	0	0	T-CY	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	8' ht.	B & B	as noted	uniform branching pattern
3	0	0	T-NS	llex 'Nellie Stevens'	Nellie Stevens Holly	8' ht.	B & B	as noted	dense, full to ground
8		0							
		10							
Small	Shrubs	& Grass	es						
30	0	0	S-TM	Taxus x media 'Densiformis'	Densiformis Yew	24"-30"	cont	36" o.c.	uniform branching pattern; full spread
30		0				-			
Ground	cover /	Perenni	ials						
	0	0	LS	Liriope spicata	Liriope	1 qt	cont	12" o.c.	
72		0	JP	Juniperus procumbens	Japanese Garden Juniper	1 qt	cont	15" o.c.	
72 23	0		13-20-2	CONTRACTOR STATE OF THE PROPERTY OF THE PROPER					

		·		PLANT SC	HEDULE - RIGHT OF W	VAY			10 m
Qty.	unit	CCA	Key	Botanical Name	Common Name	Size	Type	Spacing	Remarks/Comments
Large	Shade 1	<u>Frees</u>							
4	0	0	T-QS	Quercus shumardii	Shumard Oak	3.5" cal.	В&В	as noted	uniform branching pattern
TOTAL	CCA	0				•			

GENERAL LANDSCAPE PLANTING NOTES

TIONS

- 1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
- 2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
- 3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING. PRE-CONTRACT GROWING. OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES. ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- 4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
- 5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- 6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY. IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- 7. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATIONS(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION. QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

8. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

GENERAL TREE PRESERVATION NOTES

1. THE APPLICANT SHALL FOLLOW RECOMMENDED HORTICULTURAL PRACTICES TO INSURE THE HEALTH AND VITALITY OF THE TREES DESIGNATED FOR PROTECTION PRIOR TO, DURING AND AFTER THE PROPOSED CONSTRUCTION.

- 2. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE STORED OR STAGED WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PROTECTION.
- 3. THE LOCATION OF TREE PROTECTION MEASURES ARE SHOWN ON THE PLANS. THE LOCATION AND PLACEMENT OF TREE PROTECTION MEASURES SHALL BE COORDINATED WITH THE CITY ARBORIST. TREE PROTECTION OF EXISTING VEGETATION SHALL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
- 4. IN THE EVENT THAT ANY TREES DESIGNATED TO BE SAVED ARE DAMAGED OR DESTROYED DURING CONSTRUCTION. THE APPLICANT SHALL REPLACE SUCH TREE WITH ADDITIONAL TREES OF SIGNIFICANT CALIPER EQUAL, CUMULATIVELY, TO THE CALIPER SIZE OF THE TREES DAMAGED OR DESTROYED. THE PENALTY SHALL APPLY EXCEPT AS MAY BE NECESSARY FOR THE PREVENTION OR TREATMENT OF DISEASE, THE REMOVAL OF DEAD OR DAMAGED TREES, OR OTHER GOOD HUSBANDRY PRACTICES AND AFTER CONSULTATION WITH THE CITY OF ALEXANDRIA ARBORIST AND THE DEPARTMENT OF PLANNING AND ZONING.

		N EASEMENT REP	LANTING	
	5000 0000 00 0000 000 000 000		Calinar	NO ⁻
	Existing Trees to be	y - amandana marana	Caliper	
19	Acer rubrum	Red Maple	36	
22	Ulmus tomentosa	Slippery Elm	15	
23	Ulmus tomentosa	Slippery Elm	16	
25A	Quercus rubra	Red Oak	15	
		Total Caliper:	82	
	Proposed Offsit	e Trees	Caliper	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
	Ulmus parvifolia	Chinese Elm	3	
Ac	er rubrum 'Armstrong'	Armstrong Red Maple	2	
	er rubrum 'Armstrong'	Armstrong Red Maple	2	
	er rubrum 'Armstrong'	Armstrong Red Maple	2	
	er rubrum 'Armstrong'	Armstrong Red Maple	2	
	er rubrum 'Armstrong'	Armstrong Red Maple	2	
		Total Caliper:	34	
	Proposed Onsite		Caliper	
	Betula nigra	River Birch	3	
	Betula nigra	River Birch	3	
	Betula nigra	River Birch	3	
	Saphora japonica	Japanese Pagoda	3	
	Saphora japonica	Japanese Pagoda	3	
Carp	inus betulus 'Fastigiata'	European Hornbeam	2	
	inus betulus 'Fastigiata'	European Hornbeam	2	
	inus betulus 'Fastigiata'	European Hornbeam	2	
	inus betulus 'Fastigiata'	European Hornbeam	2	
	inus betulus 'Fastigiata'	European Hornbeam	2	
	Cornus kousa	Kousa Dogwood	2	
	Cornus kousa	Kousa Dogwood	2	
	Cornus kousa	Kousa Dogwood	2	
	Cornus kousa	Kousa Dogwood	2	
Junip	erus chinensis 'Keteleeri'	Keteleeri Juniper	2	
Junip	erus chinensis 'Keteleeri'	Keteleeri Juniper	2	
The second second	iperus virginia 'Hillspire'	Eastern Redcedar	2	
	iperus virginia 'Hillspire'	Eastern Redcedar	2	
Jun	iperus virginia 'Hillspire'	Eastern Redcedar	2	
	iperus virginia 'Hillspire'	Eastern Redcedar	2	SPECI
	iperus virginia 'Hillspire'	Eastern Redcedar	2	1 3' 20'
	rstroemia indica 'Osage'	Osage Crape Myrtle	2	DEPAR
	rstroemia indica 'Osage'	Osage Crape Myrtle	2	I DEPAR
	rstroemia indica 'Osage'	Osage Crape Myrtle	2	
	rstroemia indica 'Osage'	Osage Crape Myrtle	2	-
-	stroemia indica 'Natchez'	Natchez Crape Myrtle	2	1

Alta Magnolia

Lagerstroemia indica 'Natchez' Magnolia grandiflora 'Alta'

Thuja occidentalis 'Rushmore'

CANOPY COVER.

SPECIFICATIONS.

Thuia occidentalis 'Rushmore' Rushmore Arborvitae Thuja occidentalis 'Rushmore' Rushmore Arborvitae

Thuja occidentalis 'Rushmore' Rushmore Arborvitae Thuja occidentalis 'Rushmore' Rushmore Arborvitae NOTE: TOTAL DISTURBED AREA = 56,880 SF / 1.3058 ACRES.

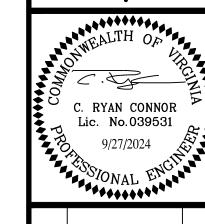
	CAPE ARCH	L
APPROVED SPECIAL USE PERMIT NO		
DEPARTMENT OF PLANNING & ZON	IING	+
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	& ENVIRONMENTAL SERVICES	

Overall Proposed Caliper: * NOTE: THESE ONSITE TREES ARE IN EXCESS OF THE REQUIRED NOTE: THESE PLANTS ARE SPECIFIED IN THE ON-SITE AND OFF-SITE PLANT SCHEDULES, THIS SHEET. SEE PLANT SCHEDULES FOR SIZE

SITE DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED DEED BOOK NO. INSTRUMENT NO. PAGE NO.







JA PERMIT DR SE

SILVEF VELOPMI

SHEET

OF FILE No. PP-2215

Comments forwarded from a family member of a Silverado resident. Published anonymously. *Received by Staff* [8.22.24]

Safety. Residents' families received communications from Silverado regarding this permit request. They were told the primary reason was to provide increased "companionship". Residents have unlimited companionship from morning until night, when supervision is present or not far away. It is with great safety concerns that two mentally-compromised residents would be placed in a bedroom designed for one person without supervision for hours at a time. Anyone familiar with dementia is aware that tempers flare in an instant, making safety a significant concern at the best of times but especially during the night unsupervised.

The highest risk would be with mobile residents exhibiting behavioral challenges. Yet cohabitating non-ambulatory residents would also present significant risks such as space and evacuation challenges with two wheelchairs or walkers. Facilities that make this work design the rooms from the beginning with adequate space in mind. Many would agree that more beds for dementia residents are needed in Alexandria but this site simply does not support the increase.

Parking. Another point found in the 2017 staff notes is regarding adequate parking. With increased occupancy, comes increased visitation and increased staffing. As it is, many Silverado visitors and staff park across the street at the Church of Latter Day Saints and play chicken crossing the street without a crosswalk. Where is the parking to support the increase?

Staffing. Increasing occupancy over 35% requires an increase in the number of CNAs. When examining ratios of personnel to residents, it is critical to focus on the number of residents per CNA. They are the only ones with direct responsibility for safety and conflict resolution in addition to their daily operational duties from the dining room to the bathroom.

While Silverado is designated in some documents as a nursing home, it is critical to understand that a memory care facility presents increased challenges where residents are mentally and often emotionally impaired. Someone in an assisted living or nursing care facility will most likely know why they are there and know the people in the room but the resident with dementia does not. People with dementia suffer from not only loss of memory but experience increased anxiety, fear, paranoia, delusion, loss of speech, personality changes and aggression.

Actions needed prior to approval:

- 1. Inspect the facility to determine adequate space for 2 mentally-compromised people to share a bedroom unsupervised.
- 2. Determine Staffing requirements. CNAs /Aids are stretched. Economies of scale don't apply. An increase in density results in increase in conflict as well as assistance in all other aspects of daily life. Aggressive behavior is generally handled by redirecting and/or finding a safe space. If residents find themselves in more crowded places, conflicts inevitably increase, and the temptation for nurses to medicate or sedate increases.
- 3. Evaluate parking, evacuation and emergency services with a 35% increase residents and associated increases in staffing and visitors.

The Silverado Business Model: The facility has 3 floors specializing in dementia care and residents move up a floor for increased care. Seeking the best financial balance, they are often motivated to move residents upstairs in order to free up a room on the lowest floor that has the greatest recruiting potential. Silverado unilaterally decides when to move a resident up to a new floor, often without the agreement of the family.

Summary

Silverado is not only a memory care facility but a secret world where dozens of families grieve daily for the gradual loss of their loved one. Staff members work hard performing God's work, providing challenging care to residents with serious issues of various descriptions. The objection to increasing the occupancy is not a reflection of the dedicated staff, but recognition of the significant risks and challenges that would result.

Alexa N Powell

From: Tom Thomas <tnthomas64@verizon.net>
Sent: Thursday, August 22, 2024 10:55 AM

To: Alexa N Powell

Subject: RE: Silverado Rezoning to Revise the Proffer Language

Attachments: Untitled attachment 00032.htm

You don't often get email from tnthomas64@verizon.net. Learn why this is important

Alexa,

Attached is the info I mentioned yesterday. I don't know who wrote it but it reflects the concerns of many of us who have residents at Silverado. I would like to see these comments go before the Zoning Board before or during the meeting on 1 OCT. Is there something I need to do to make this happen?

Also I would like to submit a FOIA request to get a copy of the site plan. Could you send me the request form or direct me to where I can get it?

The reason for my interest is my wife has been a resident at Silverado for almost 4 years. I think it is a fine place but I am very concerned about the impact of the expansion plan. Tom Thomas

From: Alexa N Powell [mailto:alexa.powell@alexandriava.gov]

Sent: Tuesday, August 20, 2024 3:41 PM

To: tnthomas64@verizon.net

Subject: Silverado Rezoning to Revise the Proffer Language

Good afternoon,

Thank you for reaching out regarding the Silverado proposal. To summarize the applicants request, they are proposing to reconfigure the facility's interior and increase the bed count from 66 to 90 which involves adding beds to some rooms (but the building itself will not expand). Per your request I have attached the submitted materials from the project application.

I was able to provide a single page from the minor site plan amendment for reference. If you need the full set of plans please make a FOIA request (by emailing <u>FOIArequests@alexandriava.gov</u>) which will allow us to share larger files.

If you have any follow-up questions or concerns feel free to reach out to me directly. Sincerely,

Alexa Powell Urban Planner City of Alexandria, Virginia Department of Planning & Zoning, Development Division 703.746.3864 202.697.6623

Working in the Office Mondays, Tuesdays, and Wednesdays Working Remotely Thursdays, and Fridays alexandriava.gov



The City of Alexandria's 275th Anniversary



The City of Alexandria's 275th Anniversary

Jeffrey Frum
21621 High Country Drive
Trabuco Canyon, CA 92679
jsfrum@gmail.com
(949) 441-8244
November 15, 2024

Planning Commission
PlanComm@alexandriava.gov
City of Alexandria
301 King Str #2100
Alexandria, VA 22314

Dear City Planning Commission Members,

I am writing to express my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. As a family member of a resident at Silverado Thousand Oaks (CA), I have witnessed firsthand the incredible benefits that companion rooms provide for memory care residents.

Before moving to Silverado, my father's health was rapidly declining due to isolation at home, even with 24-hour care. Since his transition, he has reengaged with life through daily interactions with staff and fellow residents, visibly slowing the progression of his dementia. My siblings and I have been amazed at the positive transformation in both his physical and mental health. Companion rooms, in particular, offer a unique sense of comfort and continuity—especially for individuals like my father, who was married for over 60 years.

Having a roommate helps guard against the natural tendency to withdraw and isolate, providing companionship and a shared experience that is invaluable. Furthermore, shared rooms offer a more affordable option, making Silverado's high-quality memory care accessible to more families like ours.

While I understand there was a tragic, isolated incident at Silverado Thousand Oaks, my family and I firmly believe the benefits of companion rooms far outweigh any risks. My father is currently awaiting a compatible roommate for his companion room, and we are confident Silverado's dedicated staff will match him with someone who will further enhance his quality of life.

With proper safeguards in place, expanding the availability of companion rooms at Silverado Alexandria will provide life-changing care to many more families. Thank you for your thoughtful consideration of this proposal.

Sincerely,

Jeffrey Frum

11/21/2024

Dear City Planning Commission Members,

As the Medical Director for Silverado (at St. Charles, Illinois), I am writing to share my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. Based on my experience overseeing memory care for Silverado residents, I have seen the significant clinical benefits that companion rooms provide, which contribute to improved health and quality of life for those with dementia and other cognitive impairments.

Companion rooms provide a range of evidence-based clinical advantages:

- Enhanced Cognitive Health: Research and experience show that isolation can accelerate cognitive decline in individuals with dementia. Companion rooms naturally reduce isolation, offering residents ongoing social interaction that helps maintain cognitive function and slow dementia progression.
- Reduced Loneliness and Depression: Many residents experience isolation-induced depression, which is particularly common among those with memory impairments. A roommate's companionship reduces loneliness, helping to foster emotional stability and lift mood, contributing to better mental health outcomes.
- Increased Physical and Social Engagement: Residents who feel connected to others are more motivated to participate in daily activities, which support physical health, mobility, and overall vitality. A more socially connected resident is often more active, which has both physical and cognitive benefits.
- Nighttime Orientation and Comfort: Many residents have spent decades living with loved ones, and for them, the presence of another person at night provides a sense of familiarity and reassurance. This helps reduce nighttime confusion, disorientation, and even behaviors associated with "sundowning."
- Safety and Emotional Security: A roommate offers companionship that can reduce anxiety and provide a greater sense of security. This is particularly valuable for residents who may wake in the night disoriented or anxious, as a familiar presence can quickly calm them.
- Cognitive Stimulation: Daily interactions with a roommate help stimulate verbal communication, memory recall, and social interaction, which are crucial for maintaining cognitive function. Companion rooms create an environment that naturally fosters mental activity and socialization, critical elements in managing dementia.
- Cost-Effective Option for Families: Companion rooms provide an affordable, high-quality option for families who might otherwise be unable to access the specialized care their loved ones need.

This makes vital dementia care more accessible to a wider population, enabling more families to benefit from Silverado's holistic care model.

At Silverado, we take great care in matching roommates based on compatibility and individual needs, ensuring that shared rooms are a harmonious and supportive environment for each resident. With appropriate safeguards and professional oversight, companion rooms are a safe and clinically beneficial option for individuals with dementia.

Approving this expansion will allow Silverado Alexandria to provide these proven clinical benefits to more residents, improving their quality of life and health outcomes. Thank you for your thoughtful consideration of this important proposal.

Sincerely,

Zoran Grujic MD



19 November 2024

Dear City Planning Commission Members,

As the Medical Director for Silverado, I am writing to share my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. Based on my experience overseeing memory care for Silverado residents, I have seen the significant clinical benefits that companion rooms provide, which contribute to improved health and quality of life for those with dementia and other cognitive impairments.

Companion rooms provide a range of evidence-based clinical advantages:

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- **Nighttime Orientation and Comfort**: Many residents have spent decades living with loved ones, and for them, the presence of another person at night provides a sense of familiarity and reassurance. This helps reduce nighttime confusion, disorientation, and even behaviors associated with "sundowning."
- **Safety and Emotional Security**: A roommate offers companionship that can reduce anxiety and provide a greater sense of security. This is particularly valuable for residents who may wake in the night disoriented or anxious, as a familiar presence can quickly calm them.

- **Cognitive Stimulation**: Daily interactions with a roommate help stimulate verbal communication, memory recall, and social interaction, which are crucial for maintaining cognitive function. Companion rooms create an environment that naturally fosters mental activity and socialization, critical elements in managing dementia.
- **Cost-Effective Option for Families**: Companion rooms provide an affordable, high-quality option for families who might otherwise be unable to access the specialized care their loved ones need. This makes vital dementia care more accessible to a wider population, enabling more families to benefit from Silverado's holistic care model.

At Silverado, we take great care in matching roommates based on compatibility and individual needs, ensuring that shared rooms are a harmonious and supportive environment for each resident. With appropriate safeguards and professional oversight, companion rooms are a safe and clinically beneficial option for individuals with dementia.

Approving this expansion will allow Silverado Alexandria to provide these proven clinical benefits to more residents, improving their quality of life and health outcomes. Thank you for your thoughtful consideration of this important proposal.

Sincerely,

Anil Handman, MD

Medical Director, Silverado Sierra Vista

Chambers-Grundy Center for Transformative Neuroscience



November 20, 2024

Dear City Planning Commissioners,

I am writing a letter in support of companion rooms at Silverado Alexandria. This issue is under consideration because of the recent tragic incident that occurred at Silverado Thousand Oaks in California.

I am the Joy Chambers-Grundy Professor of Brain Sciences and director of the Chambers-Grundy Center for Transformative Neuroscience in the Kirk Kerkorian School of Medicine of the University of Nevada Las Vegas. I am the former director of the Mary S. Easton Center for Alzheimer's Disease Research at UCLA and former director of the Cleveland Clinic Lou Ruvo Center for Brain Health in Las Vegas. I am an experienced clinician with expertise in assessment and management of Alzheimer's disease and related dementias.

I have worked with Silverado for more than 15 years as a Medical Director and Consultant. During this period, I've seen the benefits of companion rooms when the expert team at Silverado has reviewed a resident's individual behavior, interests, lifestyle habits, and where they are during their dementia course, to match the roommates appropriately.

Silverado is unusual in that they have a Director of Resident Family Services --- usually a master's prepared social worker or gerontologist --- who leads the process of roommate matching in collaboration with the leadership team to ensure compatibility and support.

Existing studies support the importance of reducing social isolation. Social engagement improves mood and reduces agitation in those living with dementia. Having a roommate reduces isolation and loneliness by providing social engagement. A roommate can provide companionship, reduce loneliness, and oZer non-verbal or verbal interaction. The presence of another person may promote conversation. In some cases, the awareness of another's presence can provide much needed psychological comfort. Having a roommate can reduce the fear or confusion one may have about being alone, especially at night.

There are also cost considerations of companion rooms important for many families. Sharing a room reduces the cost to the resident/family making these critically important services aZordable for many people who otherwise could not aZord the level of care provided.

The incident at Thousand Oaks, of which you are aware, was an exceptionally tragic occurrence. Such events are very rare and in my career of 30+ years I have not seen an event like this previously. Cognitively compromised patients can make erroneous judgments and may have neuropsychiatric symptoms that cause abnormal behavior. Excellent care becomes more important in such circumstances. Unpredictable behavior can occur at any time within the course of one's dementia regardless of the living and room

arrangements. This occurrence does not change the many benefits seen with having a roommate when one is living with a dementia and residing in a long-term residential setting.

I support the use of companion rooms for those living with dementia.

Sincerely,

Jeffrey L. Cummings, MD, ScD(HC)

Afrey Lumms

Joy Chambers-Grundy Professor of Brain Science

Director, Chambers-Grundy Center for Transforma<ve Neuroscience

Co-Director, Pam Quirk Brain Health and Biomarker Laboratory

Co-Director, Alzheimer's Disease and Related Demen<as Innova<on Incubator (INNOVATOR)

Department of Brain Health, School of Integrate Health Sciences

University of Nevada Las Vegas (UNLV)



- Nighttime Orientation and Comfort: For residents accustomed to sharing their lives with loved ones, the presence of a roommate at night provides familiarity and reassurance, reducing nighttime confusion, disorientation, and behaviors associated with "sundowning."
- Safety and Emotional Security: A roommate offers a calming presence that can reduce anxiety and foster a sense of security, especially valuable for residents who may wake up disoriented or anxious during the night.
- Cognitive Stimulation: Daily interactions with a roommate encourage verbal communication, memory recall, and social interaction, all crucial for maintaining cognitive function. Companion rooms naturally stimulate mental activity and socialization, essential components in managing dementia.
- Cost-Effective Option for Families: Companion rooms provide an affordable, high-quality care option, making specialized memory care accessible to more families and enabling them to benefit from Silverado's holistic care model.

At Silverado, we carefully match roommates based on compatibility and individual needs, ensuring a supportive and harmonious environment for each resident. With the right safeguards and professional oversight, companion rooms are a safe and clinically beneficial approach for individuals with dementia.

Approving this expansion will allow Silverado Alexandria to extend these proven clinical benefits to more residents, enhancing their quality of life and health outcomes. Thank you for your thoughtful consideration of this important proposal.

Sincerely.

Dr. Danny Sayegh

Medical Director, Silverado Red Rock



Silverado Red Rock 7540 Smoke Ranch Road Las Vegas, NV 89128 Penny Munn - Administrator penny.munn@silverado.com 702-337-2480

November 19, 2024

Planning Commission City of Alexandria 301 King Str #2100 Alexandria, VA 22314

Dear City Planning Commission Members,

As the Medical Director for Silverado Red Rock, I am writing to express my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. Based on my years of experience overseeing memory care at Silverado, I have seen the significant clinical benefits companion rooms provide to residents, leading to improved health and quality of life for those with dementia and other cognitive impairments.

Companion rooms offer a range of evidence-based clinical advantages:

- Enhanced Cognitive Health: Research and experience show that isolation can accelerate cognitive decline in individuals with dementia. Companion rooms reduce isolation and provide residents with essential social interaction, which helps maintain cognitive function and slow dementia progression.
- Reduced Loneliness and Depression: Many residents experience isolation-induced depression, common among those with memory impairments. Having a roommate offers companionship, providing someone to share meals, attend activities, and take walks with. This companionship fosters emotional stability, lifts mood, and contributes to better mental and physical health outcomes.
- Increased Physical and Social Engagement: Residents with social connections are more
 motivated to participate in daily activities, which supports physical health, mobility, and
 overall vitality. Companion rooms promote engagement that benefits both the body and
 mind.



Dear City Planning Commission Members,

As the Medical Director for Silverado, I am writing to share my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. Based on my experience overseeing memory care for Silverado residents, I have seen the significant clinical benefits that companion rooms provide, which contribute to improved health and quality of life for those with dementia and other cognitive impairments.

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- **Enhanced Cognitive Health**: Research and experience show that isolation can accelerate cognitive decline in individuals with dementia. Companion rooms naturally reduce isolation, offering residents ongoing social interaction that helps maintain cognitive function and slow dementia progression.
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- **Cost-Effective Option for Families**: Companion rooms provide an affordable, high-quality option for families who might otherwise be unable to access the specialized care their loved ones need. This makes vital dementia care more accessible to a wider population, enabling more families to benefit from Silverado's holistic care model.

At Silverado, we take great care in matching roommates based on compatibility and individual needs, ensuring that shared rooms are a harmonious and supportive environment for each resident. With appropriate safeguards and professional oversight, companion rooms are a safe and clinically beneficial option for individuals with dementia.

Approving this expansion will allow Silverado Alexandria to provide these proven clinical benefits to more residents, improving their quality of life and health outcomes. Thank you for your thoughtful consideration of this important proposal.

Sincerely

Elizabeth Landsve

Medical Director, Silverado Belmont Hills

Susan Yedor 1622 Sierra Alta Drive Santa Ana, CA 92705 <u>suebabar@aol.com</u> (714) 505-6193

Planning Commission City of Alexandria 301 King Str #2100 Alexandria, VA 22314

Dear City Planning Commission Members,

This letter is being written to express my very strong support for the proposal in expanding the bed count at Silverado Alexandria by adding companion rooms. Both of my parent were residents of Silverado communities who experienced the benefits of residing in companion rooms.

My cherished father, who was a highly regarded, recognized medical doctor and professor emeritus, was the first parent that was placed in a Silverado community. Having a roommate provided him with needed socialization and connections that diminishes through the process of aging and having dementia. His roommates provided him with an easy person to talk to. His having a roommate provided my dad and me a sense of normalcy.

My dearest mom began to live at a different Silverado community about a year later. She began her Silverado life in a single room and later moved to a companion room. Once in the companion room she became more at ease within the community. She had a sense of belonging. Toward the end of her life, she was hospitalized. While I was with her at the hospital she began to wail, "I need to go home and be with Cathy." Cathy was her roommate. There was a connection to a person and place. This is an example of one of the benefits of having a companion room.

When I told my friends that my parents were living in companion rooms they were taken aback until I explained my mom and dad's contentment and the connections that they felt in sharing a room. They were no longer isolated from their community. Silverado does an incredible job of figuring out who would be a good companion with whom. Not only did my parents enjoy their roommates, I enjoyed them and their families. We were community, and no longer alone.

I have been deeply saddened and shocked by the tragic event at Silverado Thousand Oaks. My thoughts are with the families affected. I am certain that the residents and families are being well cared for. That is the Silverado way.

I do not have any hesitation about Silverado providing <u>all</u> the appropriate safeguards to allow for providing appropriate companion rooms at the Silverado Alexandria community.

Thank you for reading my letter and for your careful considering this proposal. If I can provide any additional clarification about the benefits of companion rooms, I would be happy to do so.

Sincerely,

Susan Yedor

Donald W. Fuller

725 Huntley Drive, Corona, CA 92882

Cell: 714-271-8091; email: dfuller1944@aol.com

November 16, 2024

Planning Commission City of Alexandria 301 King Street #2100 Alexandria, VA 22314

Dear Members of the Alexandria City Planning Commission,

This letter is to express my unwavering advocacy and enthusiastic support for the expansion of the bed count at Silverado Alexandria by the addition of companion rooms. I have had two family members as residents of Silverado; several years ago my dear mother-in-law Clara was at Silverado Newport Mesa in Costa Mesa, California, and for the past almost three years my treasured wife of 57 years and love of my life Barbara has been a resident at Silverado Brea, in Brea, California. Suffice to say, I am more than just a little familiar with having family members under the care of the exemplary staff members and care givers of Silverado.

For both my mother-in-law and my wife Barbara, who I refer to as my princess, they were in companion rooms and I would not have had it any other way. Barbara's roommate, since she moved into Silverado Brea, has been Kayo, and I have become friends with Kayo's daughter, Merle, and her family, including her husband and her children. I have no way of knowing specifically, of course, on what levels Barbara and Kayo connect, but I have to believe there is some shared bonding, perhaps the comfort of having a familiar presence nearby, or the gentle ease of hearing the quiet slumber of another person sleeping just a short distance away. As for myself, having Kayo's family as friends and acquaintances is a benefit that is impossible to price but is treasured beyond anything I might previously have imagined. As we say, we are all members of a club that none of us wanted to join, but here we are, and so we bond and hug and share our stories and heartaches and sometimes our tears. Those experiences are immeasurably enhanced with companion rooms and the roommates and contacts with other family members.

And, while it is not the most important consideration, there is also a worthwhile cost saving that should not be ignored. For example, in my case, what with the consideration of insurance and so forth, that cost saving of the companion room equates to, roughly, one month per year. That alone is not a deal-maker, but it is an undeniable help.

Dealing with the memory loss of loved ones is a horrible ordeal that must be experienced to be fully understood; I wish it upon no one. Long ago I became convinced that Silverado provides the very best care for my princess that could possibly be imagined and I am thankful beyond description that it exists. And I am also convinced that companion rooms, with the resultant connections between not only the residents but also the family members, offer additional benefits that are perhaps incalculable but certainly of tremendous value to all concerned.

I thank you for your time and your consideration of companion rooms at Silverado Alexandria.

Sincerely,

Don Fuller

From: Katie Hilburn
To: PlanComm

Cc: cpuskar@thelandlawyers.com

Subject: [EXTERNAL]Alexandria Expansion support letter **Date:** Thursday, November 21, 2024 4:41:02 PM

You don't often get email from kathryn.hilburn@silverado.com. Learn why this is important

Dear City Planning Commission Members,

Please see below for an email sent to us to be submitted in support of the Alexandria bed expansion.

To whom it may concern,

My mother moved into a double room from a single about three months ago. Initially, I felt hesitant to agree to the move because my mother had always enjoyed living alone, having her own space and her independence—and frankly, she really liked her room—the sun, the trees and clouds that she could see from her bed and sitting area. Moreover, it was difficult for me, as her daughter, to make this decision on her behalf—not a responsibility a child ever hopes to take on.

However, I am now so glad that Silverado was not only open to moving her in with her best friend, Jeff, but encouraged us and made it so easy to do. My mother is so much more relaxed and so much happier now. She enjoys spending her days with Jeff so much that we can hardly convince her to go out for lunch or a walk when we visit! I, also, appreciate being in relationship with Jeff's daughters and being able to figure out the challenges of this stage with peers. It is an emotional relief for me. Jeff and Helen's friendship has offered all of us a bright spot.

Thank you, Connie Heller

Katie Hilburn, M.S.

Regional Vice President of Operations Silverado Memory Care | Communities

Cell (770) 355-4020 6400 Oak Canyon, Suite 200 | Irvine, CA 92618

silverado.com | silveradohospice.com | Facebook | Twitter | YouTube | LinkedIn

From: Katie Hilburn
To: PlanComm

Cc: <u>cpuskar@thelandlawyers.com</u>

Subject: [EXTERNAL]Family Support letter_Dan Walker **Date:** Thursday, November 21, 2024 4:44:32 PM

You don't often get email from kathryn.hilburn@silverado.com. Learn why this is important

Dear City Planning Commission Members,

Please see below for a letter of support for the Alexandria bed expansion, submitted by a family member from Silverado Tustin.

To whom it may concern.

I am writing this email to thank the Silverado Tustin Hacienda team for the wonderful experience we have had in the 2+ years my mother has been living in the community. My mom, Mae, has been living alone as a single mom for over 60 years. Because of this, she has been extremely independent and self-reliant for all her needs. When looking for her new home our family felt that she would only be happy living in privacy, so we made every effort to make her new home at Silverado as close to how she had become accustomed to living. We installed a TV, brought in furniture, etc. in hopes that it would make her comfortable. Upon each visit, I would check in at the front desk and head straight to her private room for a visit but would seldom find her there. In fact, the only time I would ever find her there is when she was dealing with an illness and was under the weather. I began to understand that she was happiest when she was out of her room and with the smiling familiar faces of her community of friends and caregivers at Silverado. After about 6 months the leadership at Silverado reached out to see if we would object to my mom sharing a room with another community member they felt would be a good match for my mom. Because the Silverado staff had earned our trust with the amazing care and love they had shown my mom and our family, I decided to give it a go. I immediately saw a change in my mom's overall level of calmness, engagement and most importantly, happiness. I realized then that what I thought my mom would want and need was not the reality. It was evident that having a familiar face of a roommate was providing my mom a new level of comfort. Over time her original roommate fell ill and passed away. I was concerned that this might impact my mom and asked the staff to monitor for any behavioral changes and asked if they would be able to find her another roommate which they did after a week or two. she continues to have that familiar smile that I grew up with most every visit we have together. After 2 years now, her disease has begun to impact her to the point that she seems to not know who I am. While this saddens me, I enjoy each visit now looking forward to watching my mom interact with her roommate and community at Silverado, that my mom and I consider as family. Silverado is my mom's HOME, and my family is grateful for every visit in all her happiness and dignity.

Many blessings to Michelle, Angelika, Dwight, Shiva, Josh, Jason, Jessica, Stephanie, Kathy, Erica, and countless others for all you have done for my mom and our family.,

Respectfully,

Mae Walker's son, Dan.

DAN WALKER

VP | National Account Manager Commonwealth Land Title, National Commercial Services

(714) 642-9200 **(D) • dan.walker@cltic.com**4400 MacArthur Blvd, Suite 800• Newport Beach, CA 92660
<u>Visit our Website</u> | Connect on LinkedIn

Katie Hilburn, M.S.

Regional Vice President of Operations Silverado Memory Care | Communities

Cell (770) 355-4020 6400 Oak Canyon, Suite 200 | Irvine, CA 92618

silverado.com | silveradohospice.com | Facebook | Twitter | YouTube | LinkedIn



Fortune® Best Workplaces for Aging Services 2018 thru 2022

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

5 November 2024

Silverado St Charles Memory Care Communities 4058 E. Main Street St. Charles. Illinois 60174

To Whom It May Concern:

For the past year, I have been assisting with the health and property of a woman named Jeanne. After selling her home, she and I looked for a new place for her to live. Since she was 80 years old at the time, it was important to find a community where she could age-in-place and that provided memory care options for her down the road, as it was clear she had some cognitive decline. We found a lovely independent-living apartment in a senior living community. The community had many activities available to Jeanne, and she did participate in some, but she spent much of her time alone in her apartment. While she had several friends, she wasn't as close to them as they were to each other.

When Jeanne needed memory care, there was a waiting list where she was living, and getting her into a new community quickly was imperative. I visited 6 different communities and learned a lot about memory care options, one of which was shared rooms. When I mentioned that Jeanne would not be agreeable to having a roommate, many administrators commented that people with dementia often like having someone to live with. I heard that from quite a few people but still had my reservations. I eventually found a respite community where Jeanne would have her own room while waiting for a room to open at another community. Jeanne only stayed at that memory care community for 10 days before needing to go to a behavioral hospital. She did not do well and became aggressive to the staff. Thankfully, the administrator of the place where Jeanne was going to live referred me to Jill at Silverado. After visiting Silverado, I knew it was the best place for Jeanne, but since there were no single rooms available, Jeanne was going to need to have a roommate. Since I needed to have a place for Jeanne immediately upon release from the hospital, it was decided that Jeanne would live in a shared room

Jeanne moved in on a Monday, and her roommate Karen moved in later that week. When I called to hear how things were going, I was told that Jeanne and Karen stayed up late the day Karen moved in because they were rearranging the room and getting to know each other. Now, less than 2 months later, they are the best of friends who do everything together. They are both active and have the same physical abilities, which was important for Jeanne. Silverado did an excellent job of pairing them up based on their personalities, likes, abilities, etc. I believe that Jeanne feels like she has a purpose now that she has a roommate because she looks out for Karen, and vice versa.

Based on what I've heard and seen, I now believe that a shared room is an excellent option for memory care residents, and I would strongly encourage anyone who asked me about it to have their loved on have a roommate. For Jeanne, this is the best thing that could have happened to her.

Reg	ards,

Linda Pecharich

November 1, 2024

Dear Jill,

I would like to express the satisfaction my siblings and I have regarding our mother's move from a single room to a double room with a roommate.

When Mom arrived at Silverado in March of 2022, she, at our request, had a single room and everyone was happy with that. At that time Mom was living in the Nexus neighborhood where she thrived, engaged in activities, and made friendly connections with residents.

At Mom's Care Plan meeting in April of 2024, it was highly recommended that she move to the Enrichment neighborhood. My sister and I attended the meeting and agreed Mom's dementia had advanced and she no longer was eager to participate in activities, stayed in her room more and more, and became increasingly disconnected. We agreed a move to a more appropriate neighborhood would be in her best interest. However, when you suggested Mom have a roommate, my sister and I looked at each other and silently communicated to one another, "No way will that ever work!"

Well, we were wrong! Our mother adjusted immediately to having a roommate. Mom was already friendly with the other woman as they were often together when both lived in Nexus. Mom has never voiced any dissatisfaction with sharing a room, and if she did, trust me, she'd let us know. She once again is thriving, more engaged, and content. Although Mom's memory loss has caused her to not remember her roommate's name, she always refers to her as "my friend" and that brings our hearts and minds much contentment.

In closing, I want to thank you and your caring team for wisely urging us to consider a roommate for our mother. I'm glad we placed our trust in your professional knowledge and will continue to do so.

With Sincerity, Becky Gay



November 21st, 2024

Dear City Planning Commission Members,

As the Medical Director for Silverado Alexandria Memory Care Community, I am writing to express my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms.

For context, I am a Board-Certified Family Medicine Physician with over 18 years of clinical patient care experience. I have been the Medical Director at the Silverado Alexandria Memory Care Community since 2019 and during this time, I have seen firsthand the world-class care that is provided to our most vulnerable Alexandria population.

There are multiple reasons why I feel that companion rooms offer a clinical advantage in dementia healthcare:

- Research and experience show that isolation can accelerate cognitive decline in individuals with dementia. Companion rooms reduce isolation and provide residents with essential social interaction, which helps maintain cognitive function and can potentially slow dementia progression.
- For residents accustomed to sharing their lives with loved ones, the presence of a roommate at night can provide familiarity and reassurance, reducing nighttime confusion, and disorientation.
- Individuals with cognitive impairment can experience isolation-induced depression. Having a roommate offers companionship, providing someone to share meals with, attend activities with, and take walks with. All of which has the potential to improve the overall quality of life.
- Residents with social connections are more motivated to participate in daily activities, which support physical health, mobility, and overall well-being. Companion rooms promote engagement that benefits both the body and mind.
- Companion rooms provide an affordable, high-quality care option, making specialized memory care accessible to more families and enabling them to benefit from Silverado's holistic care model.

Belleview Medical Partners 113 South West Street | Suite 204 | Alexandria, VA 22314 phone 703.348.5603 | fax 571.388.5892



As an Alexandria resident since 2008, I have close professional and personal ties to the City of Alexandria. I have had the opportunity to work with various facets within the city, including serving as Physician Advisor to the Alexandria City Public School System and as Medical Director for the Fairfax County Public School System.

As a physician, I work very closely with Alexandria Adult Protective Services and Fairfax County Adult Protective Services and have seen firsthand how important it is to have specialized, dedicated memory care beds in our area, something which is unfortunately in extremely short supply at this time.

I also have the honor of serving on the Board of Directors for the Senior Services of Alexandria. In this capacity, I have seen how truly "Senior-Friendly" the City of Alexandria is. It is my hope that by approving these bed expansions, the city will continue to move in the direction of caring for all of our Seniors and will allow Silverado Alexandria to extend these proven clinical benefits to more residents, enhancing their quality of life and health outcomes.

Thank you for your thoughtful consideration of this important proposal.

Vivok P. Sinho, M.D.

Vivek P. Sinha, M.D.Family Medicine, Board Certified
Silverado Alexandria Memory Care Community,

Medical Director
Belleview Medical Partners, P.C.
Chief Medical Officer | Co-Founder 703-348-5603 | Direct Number vsinha@BelleviewMedical.com

Letter 13

Belleview Medical Partners 113 South West Street | Suite 204 | Alexandria, VA 22314 phone 703.348.5603 | fax 571.388.5892 membership@BelleviewMedical.com | www.BelleviewMedical.com

November 21, 2024

Stephanie Brynjolfson
Silverado Beverly Place
330 North Hayworth Avenue Los
Angeles, CA 90048

Dear Stephanie,

I'm writing to express my sincere gratitude for the wonderful care my mom receives at Silverado Beverly Place. I especially wanted to thank you and the staff for your guidance and support during her transition to a shared room.

I'll admit, I was initially apprehensive when you first suggested a roommate for mom. She had always enjoyed her privacy, and I worried that sharing a room might be disruptive or upsetting for her. However, the Silverado staff assured me that it was often beneficial for residents with progressing cognitive decline, and as I now see, that assertion was right.

It's been wonderful to see mom thrive in her shared room on the first floor. She seems happy and more engaged, and I believe having a roommate provides her with a sense of companionship and normalcy that she might otherwise miss. I've noticed she continues to be active during the day and has formed friendships with her fellow residents, and I truly appreciate the peace of mind knowing she has someone nearby throughout the night.

I know that providing this level of care for residents with varying needs requires a deep understanding and a great deal of compassion. Your team consistently demonstrates both, and I'm so grateful for the loving and supportive atmosphere you've created at Silverado.

When we last spoke, you mentioned that some families are struggling with the idea of their loved ones moving to shared rooms, and I can certainly understand their concerns. I hope my experience with mom can offer them some reassurance. While it's a transition, it can truly be a positive one. Perhaps sharing my story with them might help ease their worries. Please feel free to pass along my contact information if you think it would be helpful.

Thank you again for everything you do for my beautiful, wonderful mom. Sincerely,

Diane Barber

Ta Dame

From: Katie Hilburn
To: PlanComm

Cc: cpuskar@thelandlawyers.com

Subject: [EXTERNAL]Alexandria expansion support letter **Date:** Thursday, November 21, 2024 11:01:22 PM

You don't often get email from kathryn.hilburn@silverado.com. Learn why this is important

Dear City Planning Commission Members,

Please see below for a letter of support for the Alexandria bed expansion, submitted by a family member from Silverado Beverly Place.

To whom it may concern,

My wife of almost 60 years has been in this wonderful memory care community for close to two years. Diagnosed with Alzheimer's in 2019. Joined Silverado community February 2023.

She started on the 'Loft' level. She was in her own private room which was fine. And the Director, as with all leadership, was excellent at facilitating activities, etc.

About 14/15 months later, August of this year, we had an 'all hands on' meeting (Silverado Leadership and me) and they thoroughly explained why Andie's Alzheimer's had progressed to a level that required he move to the 'first floor' and into a semi private room. I certainly had my reservations about a roommate.

They reassured me that first floor residents spend very little, virtually no time in their rooms during the day. Basically, they sleep there. I must say it has worked out very well for Andie. She has never indicated there has been anything negative about her roommate. And her roommate, Miriam, 94 years old, has a small dog Princess, with her as well. Great Silverado policy: residents can have small pets.

In summary, despite understandable reservations initially, I have found no negatives with semiprivate rooms.

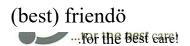
Jay Swerdlow

Katie Hilburn, M.S.

Regional Vice President of Operations Silverado Memory Care | Communities

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Alzheimer's program and long term care consulting

November 21, 2024

1050 47th Street Sacramento, CA 95819

> p: 916.600.8075 f: 916.848.3300

Planning Commission City of Alexandria 301 King Street, #2100 Alexandria, VA 22314

> Re: Silverado Alexandria Memory Care Community

Dear Commissioners:

I am writing in support of Silverado Senior Living's request to include companion rooms at its memory care community Silverado Alexandria. Within the professional community, Silverado is a widely admired assisted living company known for its creative and purposeful activity programing and personcentered care planning. This care philosophy treats each person with Alzheimer's disease or other dementia as a unique individual with a focus on his or her remaining strengths.

Silverado enjoys the unique distinction of being the first US Company to have its staff training program accredited by Alzheimer's Disease International (ADI), London, UK. I serve as a volunteer with ADI's accreditation board and personally took part in the evaluation of their thoughtful and effective staff education program.

I support Silverado's philosophy that companion rooms can:

Foster socialization — residents are carefully matched and live with a neighbor whose presence can fight loneliness and isolation. In many cases, meaningful relationships form which support well-being.

bestfriendsapproach.com • bestfriendsdavid@aol.com • bestfriendsapproach Lower costs — With the escalating costs of long-term care, a shared room can often save a family \$10,000 to \$30,000 a year on a national basis and I have been informed that at this community the savings are \$27,375/year which makes care possible to more people.

Cueing- Confusion can accompany a diagnosis of Alzheimer's disease. I have found that a "roommate" who is going to bed at a certain hour or go to the dining room for a meal can help guide the other person with dementia to do the same.

A principle of contemporary dementia care is that residents in assisted living should spend most of their time in the common areas or the "neighborhood." Silverado excels at creating this activity rich, therapeutic environment with music therapy, art therapy, time outdoors, time spent playing brain rich games and other activities stressing friendship and socialization. This is one reason why shared rooms are generally not a concern — residents mostly use them for naps or for sleeping.

Based on its assessment process, Silverado will also place certain residents in single rooms if a resident is not going to benefit from that experience or would not do well in a shared space.

On a personal note, I would add that my mother Dorothy passed away with Alzheimer's in 2009. She lived in a shared room in Sacrarnento for ffree years and did well with her "next door neighbor." They would often share meals together and became friends.

Please don't hesitate to contact me if I can provide further information.

Sincerely,

David Troxel, MPH

Co-author The Best Friends Approach to Dementia Care

Writer & Dementia Care Consultant

Twkel

TrueMedicine

Internal Medicine Progress Note

November 21, 2024

Planning Commission City of Alexandria 301 King Street, #2100 Alexandria, VA 22314

Dear City Planning Commission Members:

As the medical director of Silverado Southlake in Southlake, Texas, I am writing to express my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. Based on my years of experience overseeing memory care at Silverado Southlake, I had seen the significant clinical benefits companion rooms provide to residents, leading to improved health and quality of life for those with dementia and other cognitive impairments.

Companion rooms offer a range of evidence-based clinical advantages including enhanced cognitive health, reduced loneliness and depression, increased physical and social engagement, nighttime orientation and comfort, safety and emotional security, cognitive stimulation, and cost-effective option for families. Research and experience show that isolation can accelerate cognitive decline in individuals with dementia. Companion rooms reduce isolation and provide residents with essential social interaction which helps maintain cognitive function and slows the dementia progression. Residents also can experience isolation-induced depression. Companionship fosters emotional stability and lifts mood.

At Silverado, we carefully match roommates based on compatibility and individual needs, ensuring a supportive and harmonious environment for each resident. With the right safeguards and professional oversight, companion rooms are safe and clinically beneficial approach for individuals with dementia.

Approving this expansion will allow Silverado Alexandria to extend these proven clinical benefits to more residents, enhancing their quality of life and health outcomes. Thank you for your thoughtful consideration of this important proposal.

Sincerely,

Robert DeMartini, M.D. Internal

Medicine

Medical Director

Silverado Southlake

Southlake, Texas

Dictation: 11/21/2024

Transcription: 11/21/2024

version 5/29/18 12:25 AM

Letter 18

Jason R. Abney, D.O. DOCTORS DIRECT MEDICAL GROUP

5161 California Ave • Suite 200 • Irvine. CA

92617 Phone: 949.353.5053 • Fax:

949.799.2808

Date: 11.21.24

Dear City Planning Commission Members,

As a Medical Director for Silverado communities, I am writing to share my strong support for the proposal to expand the bed count at Silverado Alexandria by adding companion rooms. Based on my experience overseeing memory care for Silverado residents for over 10 years, I have seen the significant clinical and social benefits that companion rooms provide, which contribute to improved health and quality of life for those with dementia and other cognitive impairments.

Companion rooms provide a range of evidence-based clinical advantages:

Enhanced Cognitive Health: Research and experience show that isolation can accelerate cognitive decline in individuals with dementia. Companion rooms naturally reduce isolation, offering residents ongoing social interaction that helps maintain cognitive function and slow dementia progression.

Reduced Loneliness and Depression: Many residents experience isolation-induced depression, which is particularly common among those with memory impairments. A roommate's companionship reduces loneliness, helping to foster emotional stability and lift mood, contributing to better mental health outcomes.

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- **Increased Physical and Social Engagement**: Residents who feel connected to others are more motivated to participate in daily activities, which support physical health, mobility, and overall vitality. A more socially connected resident is often more active, which has both physical and cognitive benefits.
- **Nighttime Orientation and Comfort**: Many residents have spent decades living with loved ones, and for them, the presence of another person at night provides a sense of familiarity and reassurance. This helps reduce nighttime confusion, disorientation, and even behaviors associated with "sundowning."
- **Safety and Emotional Security**: A roommate offers companionship that can reduce anxiety and provide a greater sense of security. This is particularly valuable for residents who may wake in the night disoriented or anxious, as a familiar presence can quickly calm them.
- **Cognitive Stimulation**: Daily interactions with a roommate help stimulate verbal communication, memory recall, and social interaction, which are crucial for maintaining cognitive function. Companion rooms create an environment that naturally fosters mental activity and socialization, critical elements in managing dementia.
- **Cost-Effective Option for Families**: Companion rooms provide an affordable, high-quality option for families who might otherwise be unable to access the specialized care their loved ones need. This makes vital dementia care more accessible to a wider population, enabling more families to benefit from Silverado's holistic care model.

At Silverado, we take great care in matching roommates based on compatibility and individual needs, ensuring that shared rooms are a harmonious and supportive environment for each

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resident. With appropriate safeguards and professional oversight, companion rooms are a safe and clinically/socially/emotionally beneficial option for individuals with dementia.

Approving this expansion will allow Silverado Alexandria to provide these proven clinical benefits to more residents, improving their quality of life and health outcomes. Thank you for your thoughtful consideration of this important proposal.

Sincerely,

Dr Jason Abney

Medical Director, Silverado