

### **CURRENT SITE PLAN** MAR 2023

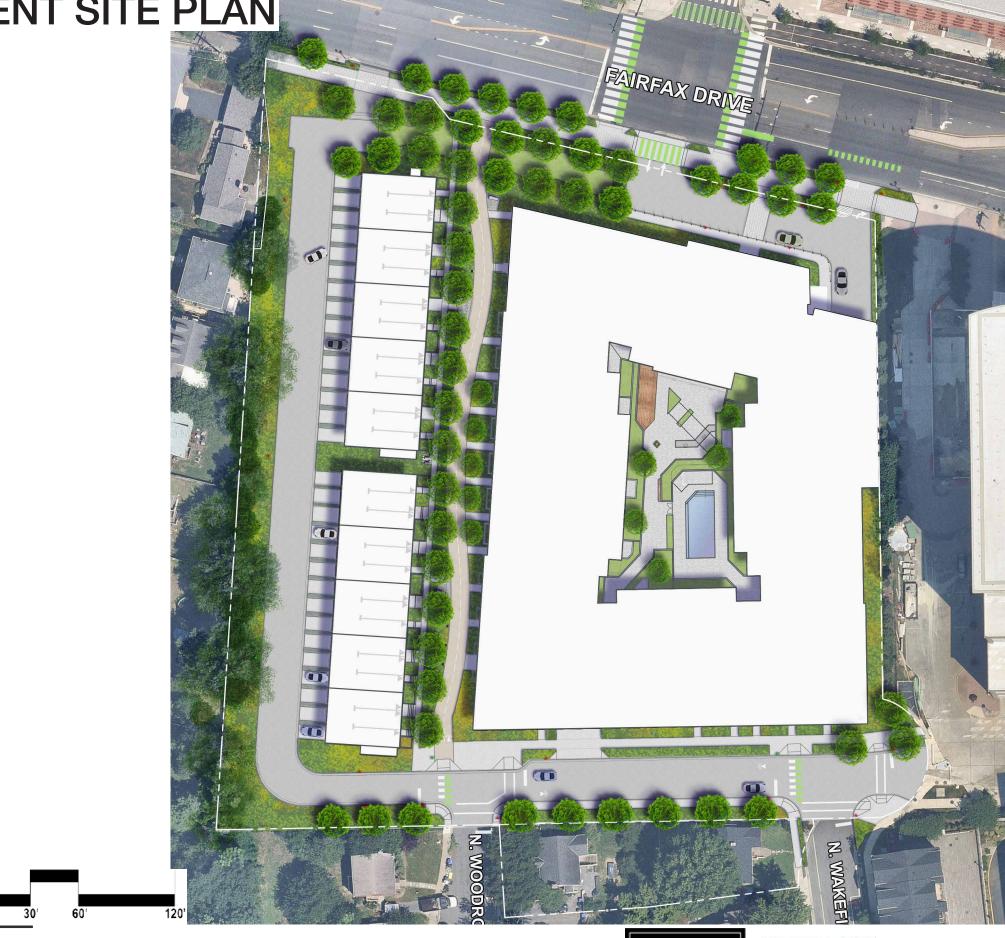
# **PREVIOUS SITE PLAN**

DEC 2022



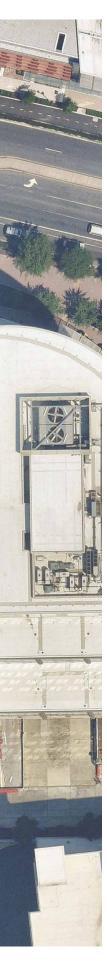


## **CURRENT SITE PLAN**



#### 4600 FAIRFAX DRIVE . ARLINGTON VA • SITE PLAN PN 2021083 | 04.17.2023 | HOFFMAN & ASSOCIATES

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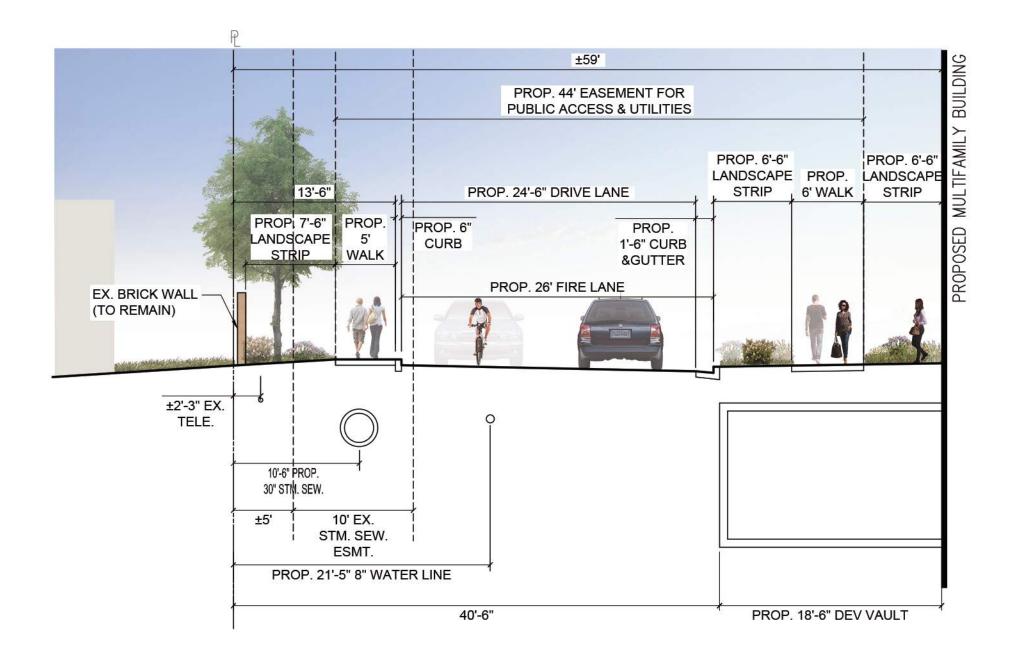




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## **PRIVATE STREET CROSS-SECTION**







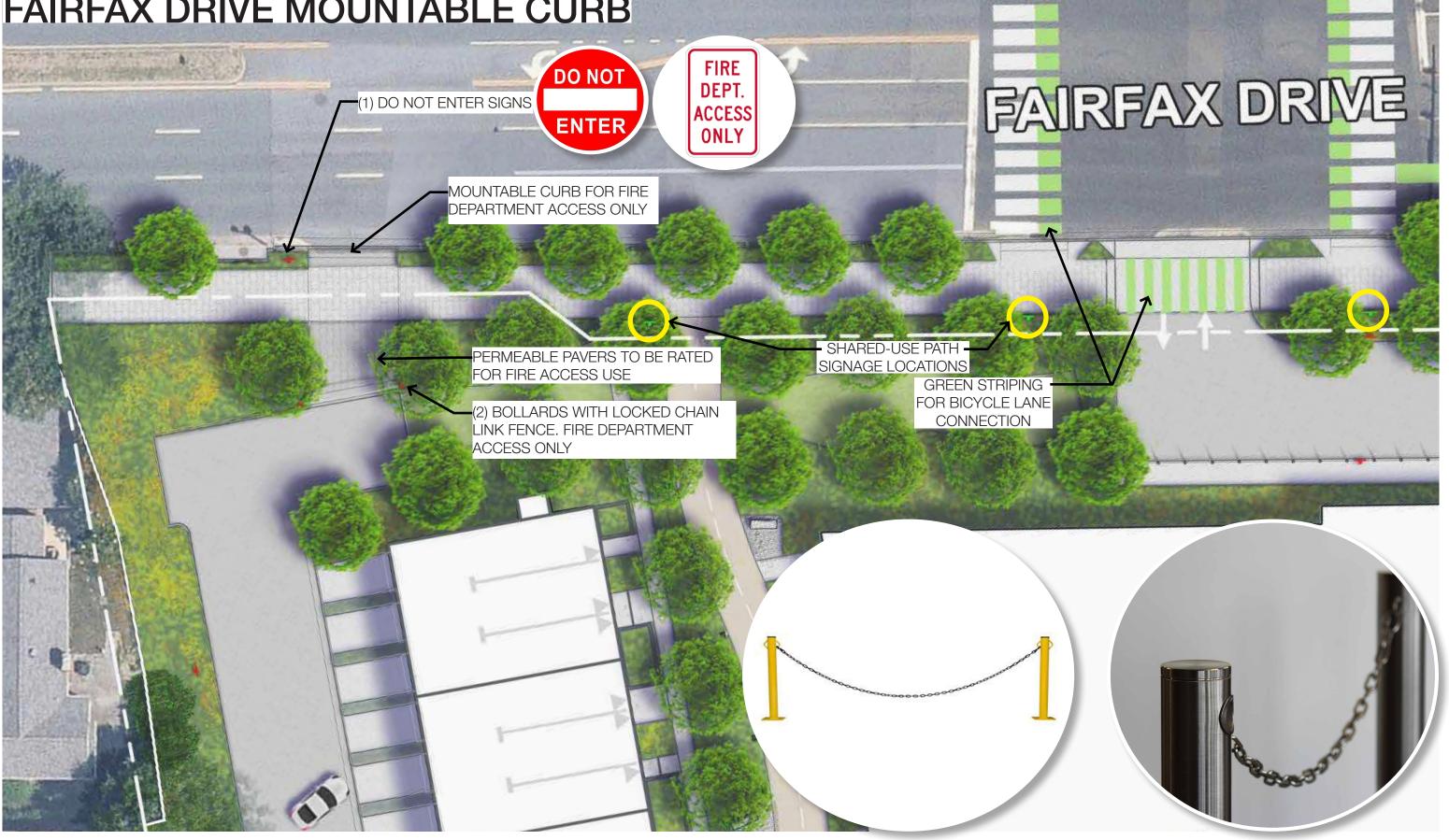
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NOTE: 1. PROPOSED TREES ARE SUBJECT TO EXISTING UNDERGROUND UTILITY CONFIRMATION AND COORDINATION.



## FAIRFAX DRIVE MOUNTABLE CURB

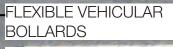


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#### HILLIPS IN hord coplan macht LandDesign.







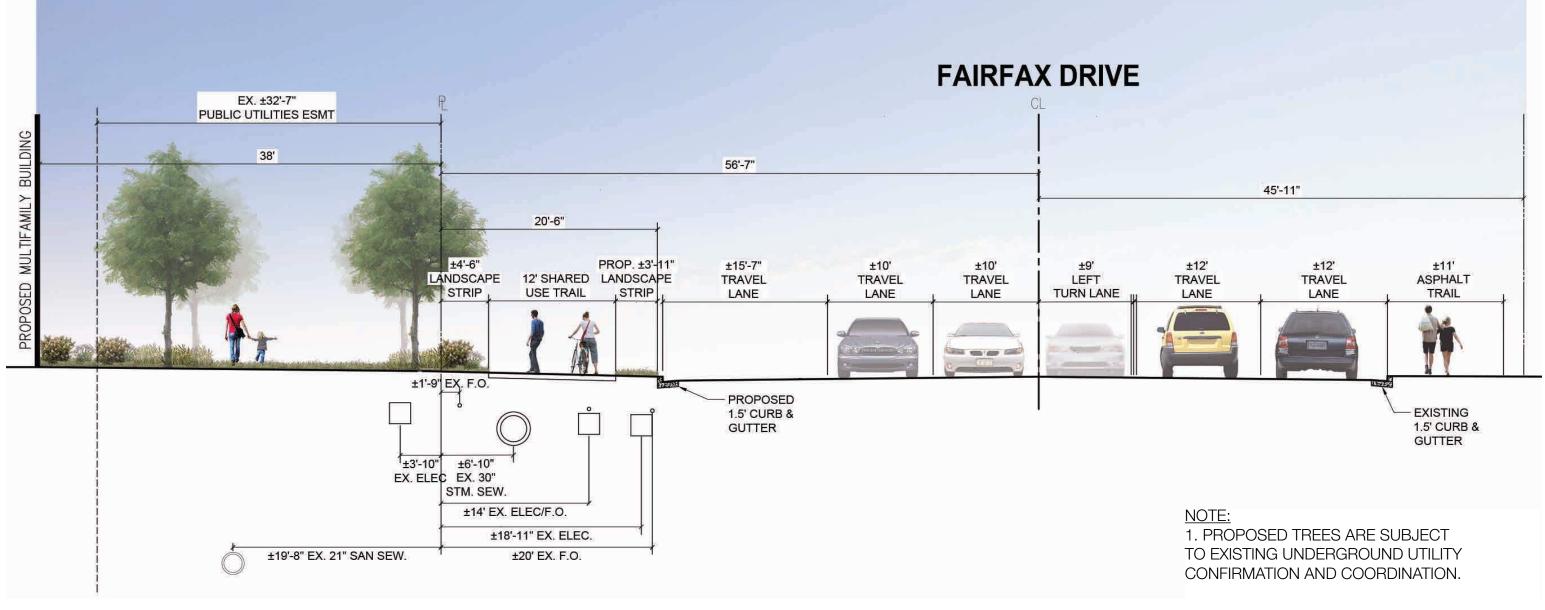
(2) DO NOT ENTER SIGNS FACING INCOMING TRAFFIC ALONG FAIRFAX DRIVE



PROPOSED STRIPING FOR RIGHT TURN ONLY

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## **FAIRFAX DRIVE CROSS-SECTION**

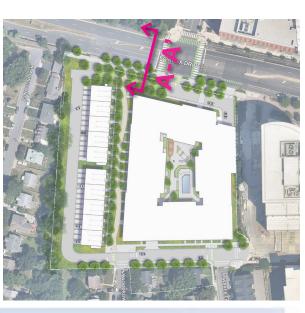


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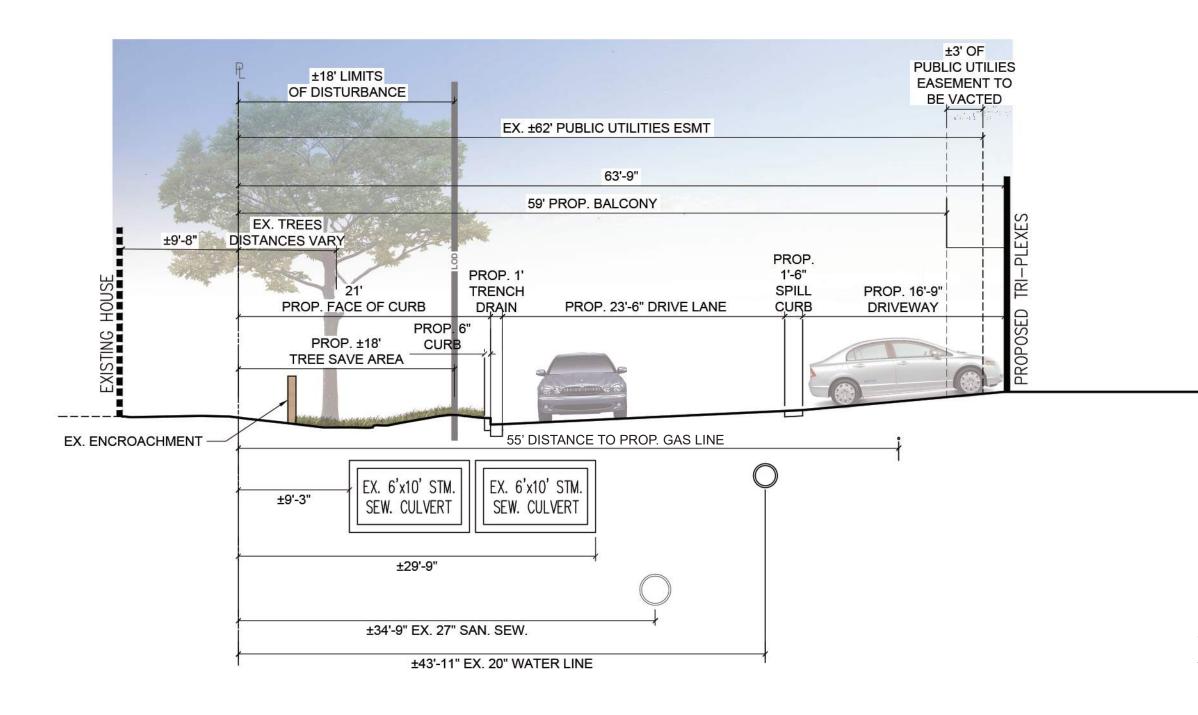
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## WESTERN BOUNDARY/ALLEY CROSS-SECTION



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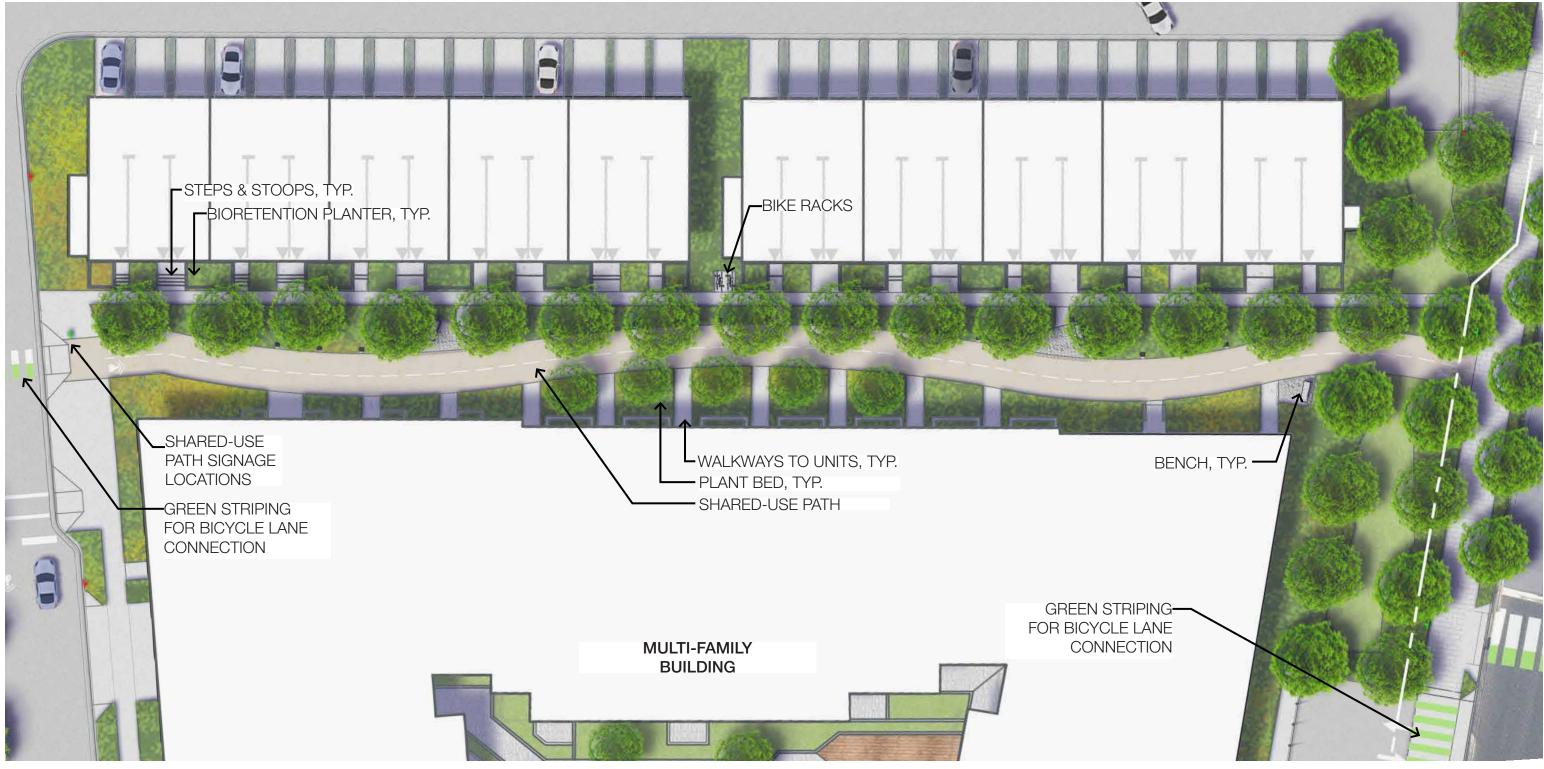
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NOTE: 1. PROPOSED TREES ARE SUBJECT TO EXISTING UNDERGROUND UTILITY CONFIRMATION AND COORDINATION.



## SHARED USE PATH





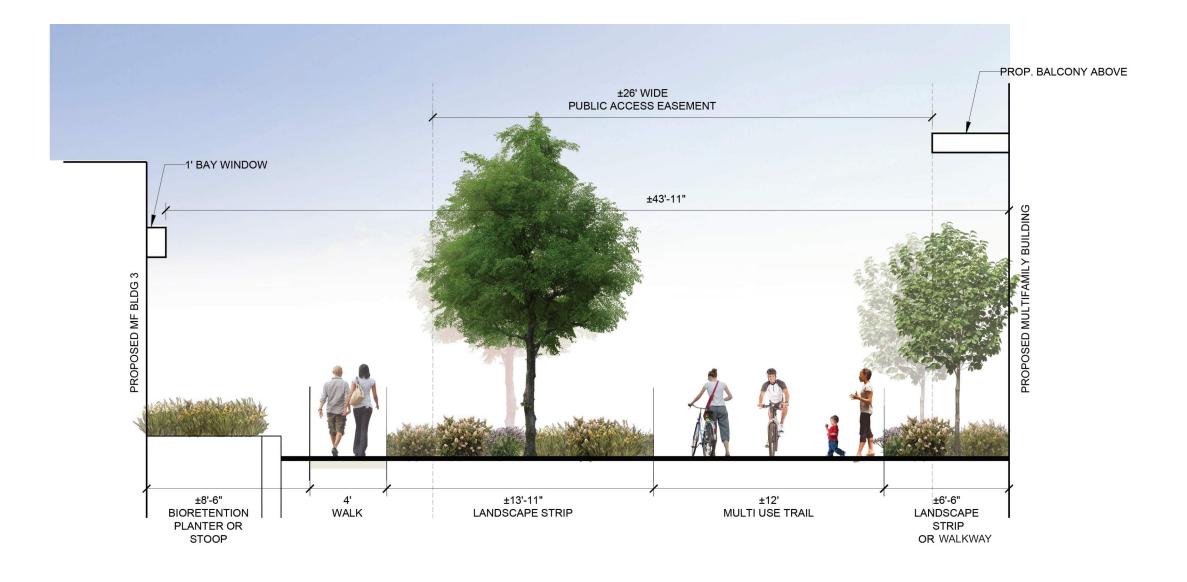
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## SHARED USED PATH CROSS-SECTION







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NOTE: 1. PROPOSED TREES ARE SUBJECT TO EXISTING UNDERGROUND UTILITY CONFIRMATION AND COORDINATION.



### **EXISTING WESTERN BOUNDARY TREES**



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#### LEGEND:



INVASIVE EX. TREE TO BE REMOVED DUE TO PROPOSED TURNAROUND



EX. TREE TO BE REMOVED DUE TO PROPOSED TURNAROUND

DEAD TREE TO BE REMOVED



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## **PROPOSED TREES**



NOTES: 1. PROPOSED TREES ARE SUBJECT TO EXISTING UNDERGROUND UTILITY CONFIRMATION AND COORDINATION.

2. TREES PROPOSED WITHIN VEHICLE TURNING SIGHT LINES TO BE LIMBED UP TO PROVIDE ADEQUATE VERTICAL SIGHT CLEARANCE.



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#### SEE NOTE #1 FOR TREES **PROPOSED WITHIN** DASHED AREAS





. GLEBE RD

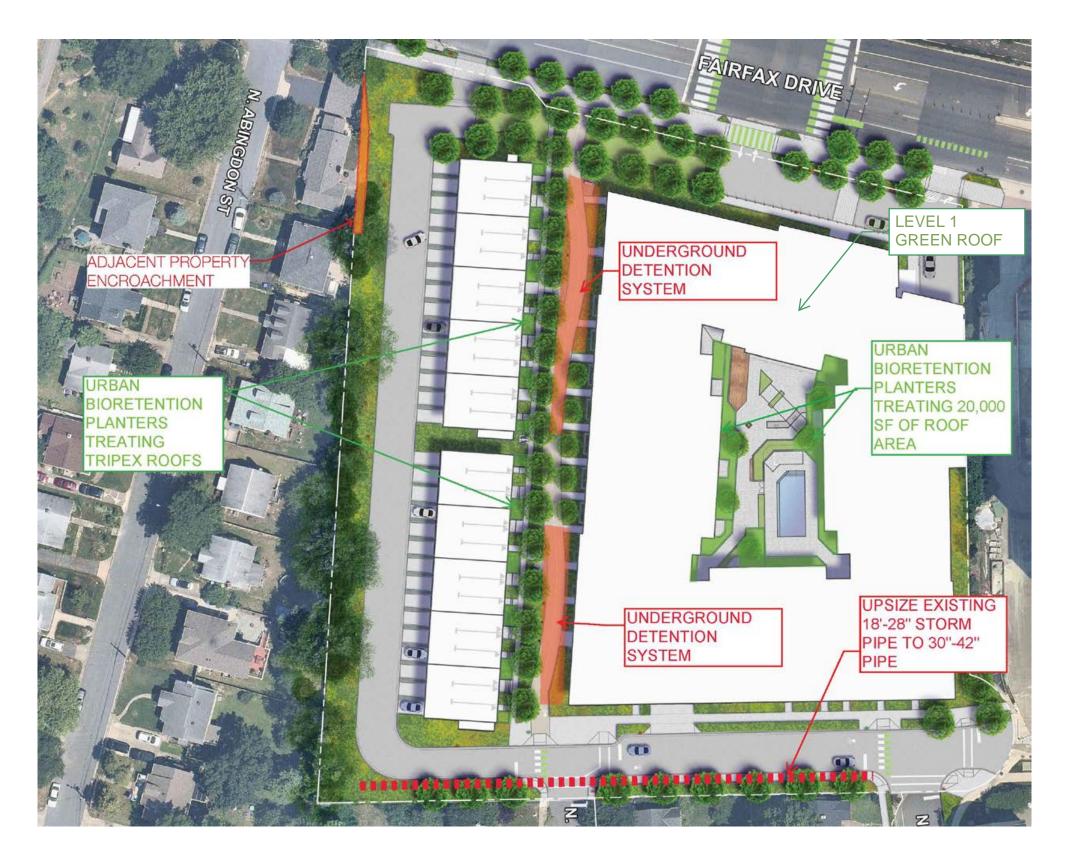
#### **STORMWATER MANAGEMENT SUMMARY**

9% reduction of the existing impervious surface across the site.

Six foot increase in the existing pervious buffer along the western property line.

Replacement and upsizing of certain

- existing County sewer pipes along the southern property line, which currently surcharge during large storm events.
- Installation of underground detention systems to control release of runoff into the existing system.
- Installation of bioretention planters and level 1 green roof to treat the multifamily building roof.
- Installation of bioretention planters to treat the triplex unit roofs.







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#### **COMMUNITY BENEFITS**

### **COMMUNITY BENEFITS**

- Base Affordable Housing Contribution
- Utility Fund Contribution
- Public Art Contribution
- Twelve Foot Shared Use Path Connecting Woodrow and Wakefield to Fairfax
- Improvements to Fairfax Drive Streetscape and Bicycle Path
- .25 FAR Green Building Incentive Program Commitment

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COMMUNITY **BENEFITS** 

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#### $\begin{array}{c} \text{WALTER L} \text{ In } \text{WALTER L} \text{ In } \text{HILLIPS } \text{ hord} | \text{ coplan} | \text{ macht } LandDesign. \end{array}$ **PAGE 14**

#### SUSTAINABILITY MEASURES

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### **SUSTAINABILITY MEASURES**

- LEED v4 Multifamily Midrise (Residential) Gold
- 20% Energy Savings
- ENERGY STAR Score of 75
- EV parking charging stations (4%)
- EV-ready parking spaces (15%)
- Bird friendly materials
- Dark-Sky compliant exterior light fixtures
- Energy Star appliances & WaterSense fixtures

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- Biophilia and human interaction with nature
- Equity, Diversion and Inclusion program
- Off-site renewable energy

COMMUNITY

BENEFITS



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Plans related to construction are developed after Board approval and guided by the standard site plan conditions.

Developer will identify a **Community Liaison** and meet with the community prior to construction regarding the Plans.

Plans to include:

1) Phasing Plan 2) Proposed work in Public Right of Way 3) Hauling Route Plan 4) Temporary Lighting Plan

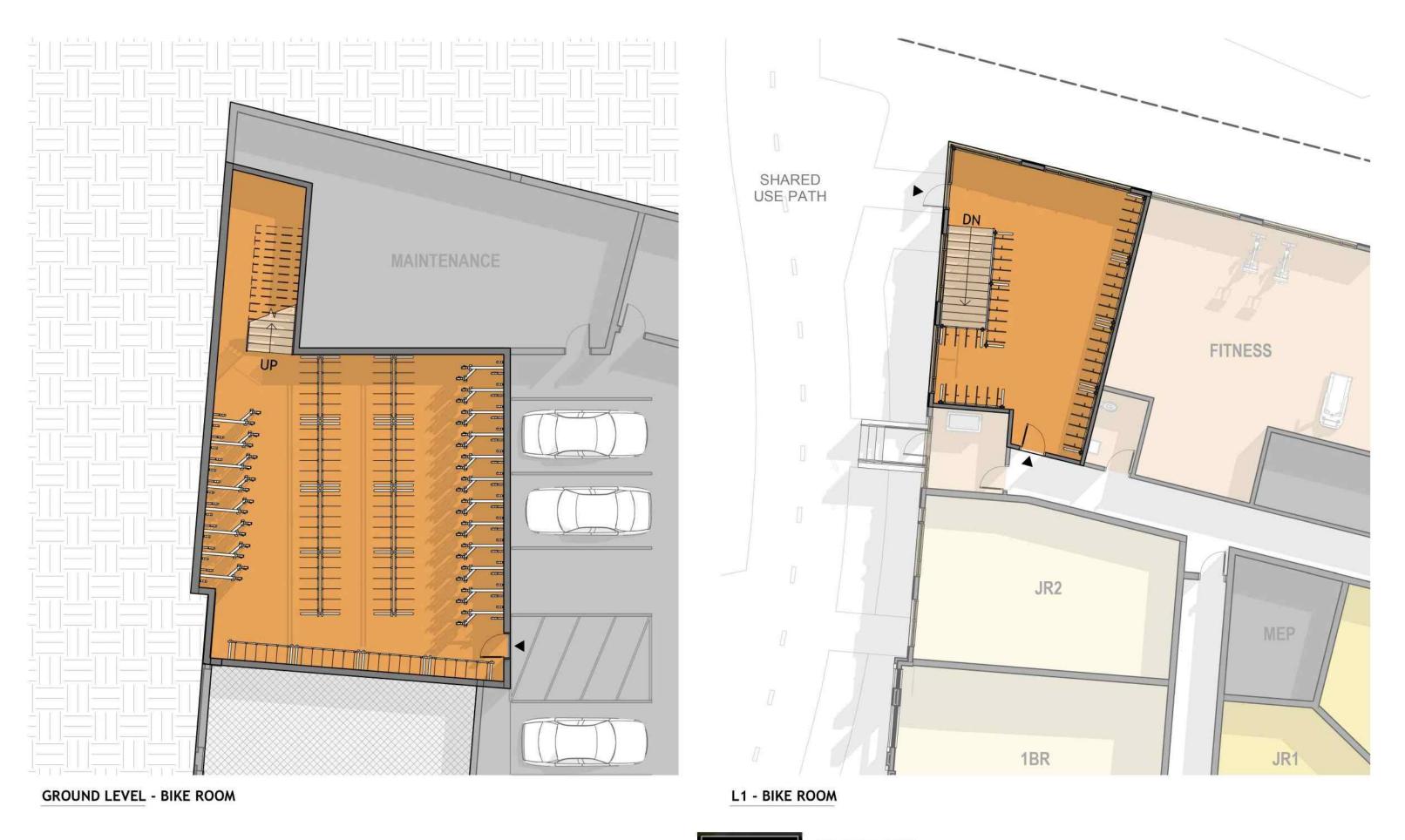
**5) Construction Worker Parking** 

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### **Estimated** Commencement Q4 2024 / Q1 2025 **Estimated Initial Occupancy** Q2 2027 / Q3 2027

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