

4600 FAIRFAX DRIVE

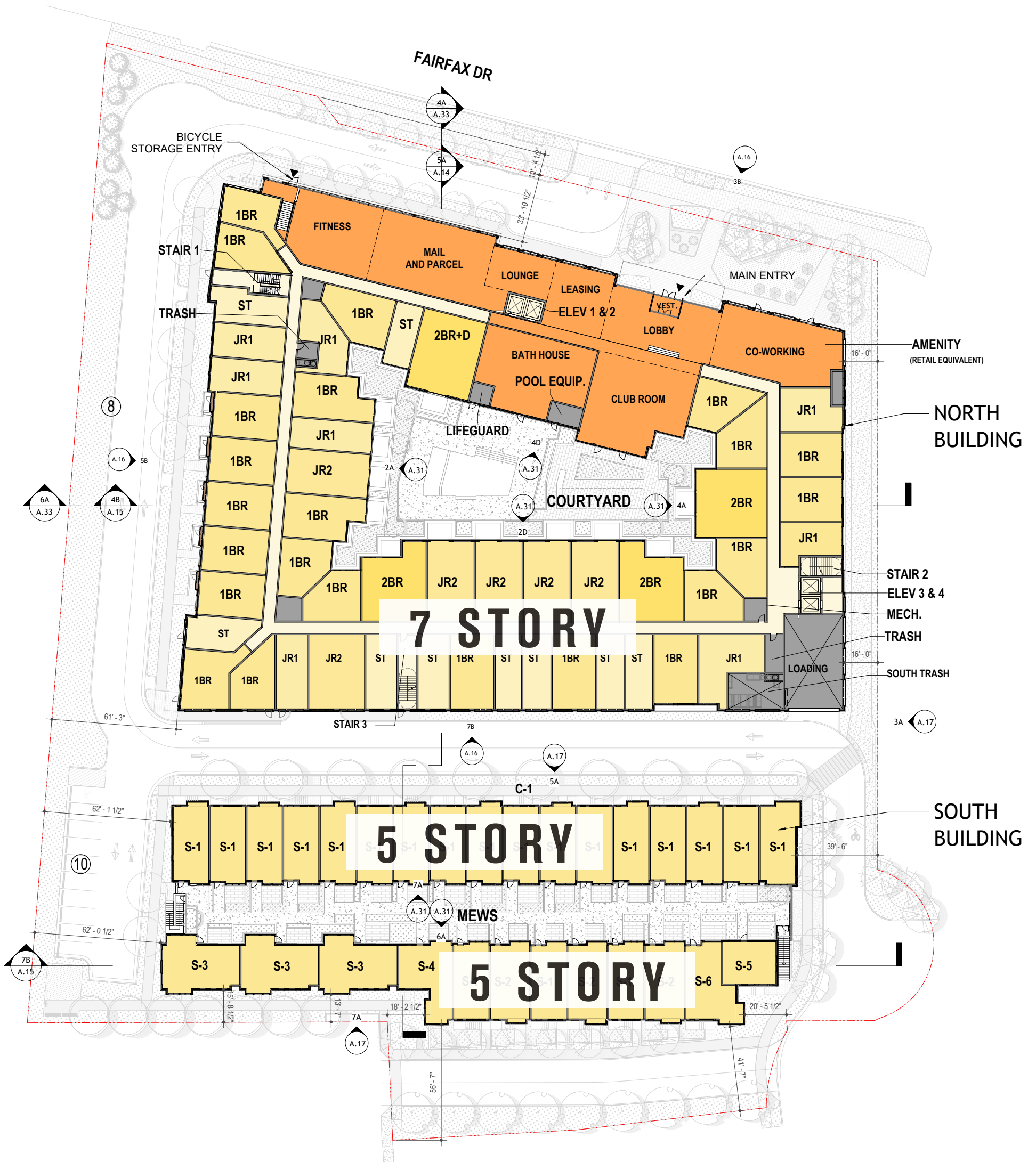
SPRC MEETING

• 10.24.2022 •

SNELL PROPERTIES

HOFFMAN
& ASSOCIATES

ORIGINAL PROPOSAL



FEEDBACK FROM COUNTY STAFF AND COMMUNITY

- MASSING OF NORTH BUILDING AND RELATIONSHIP OF DEVELOPMENT WITH ADJACENT NEIGHBORHOODS
- DESIGN AND LOCATION OF SHARED-USE PATH
- VEHICULAR CONNECTIVITY AND SITE ACCESS
- PLANTINGS AND GREEN SPACES



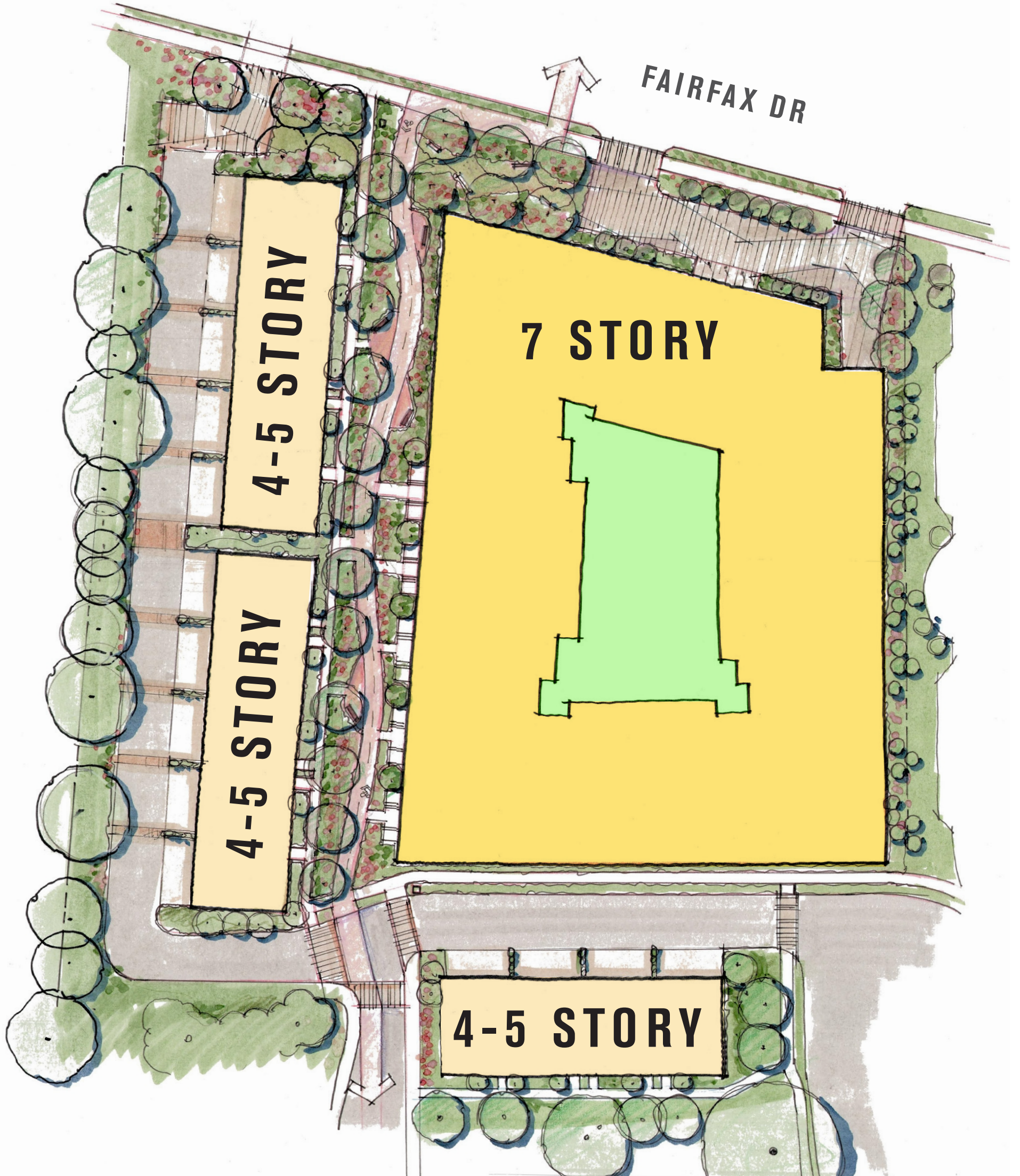
4600 FAIRFAX DRIVE, VA •

PN 2021083 | 10.24.2022 | HOFFMAN & ASSOCIATES

SNELL PROPERTIES

HOFFMAN & ASSOCIATES

REVISED PROPOSAL



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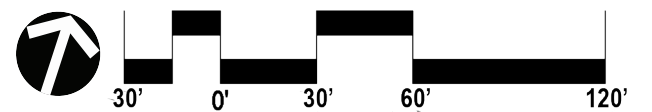
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SNELL PROPERTIES

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SITE PLAN CONCEPT



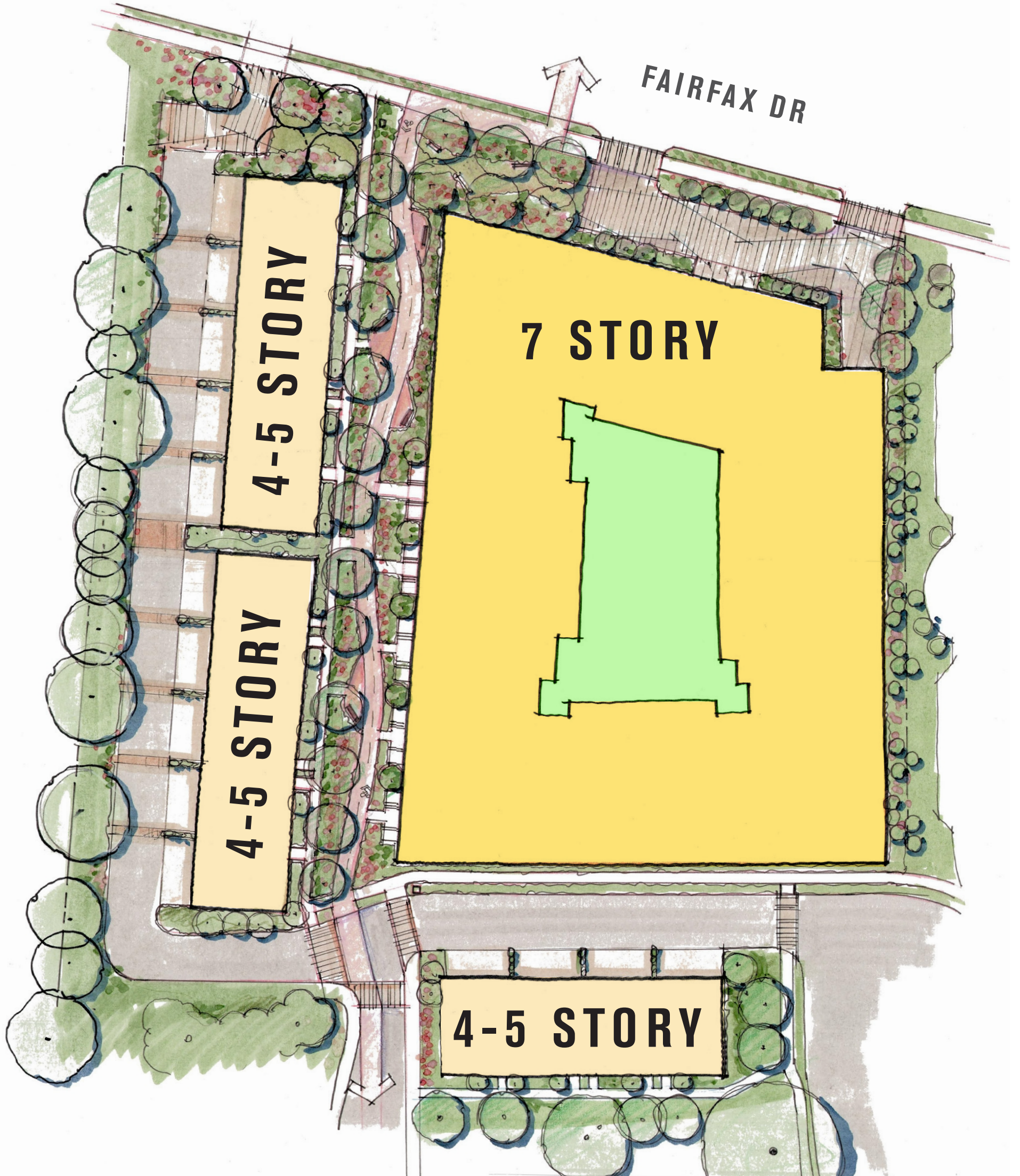
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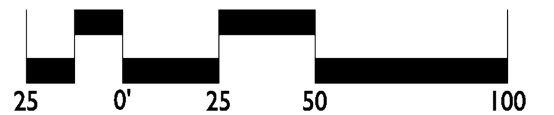
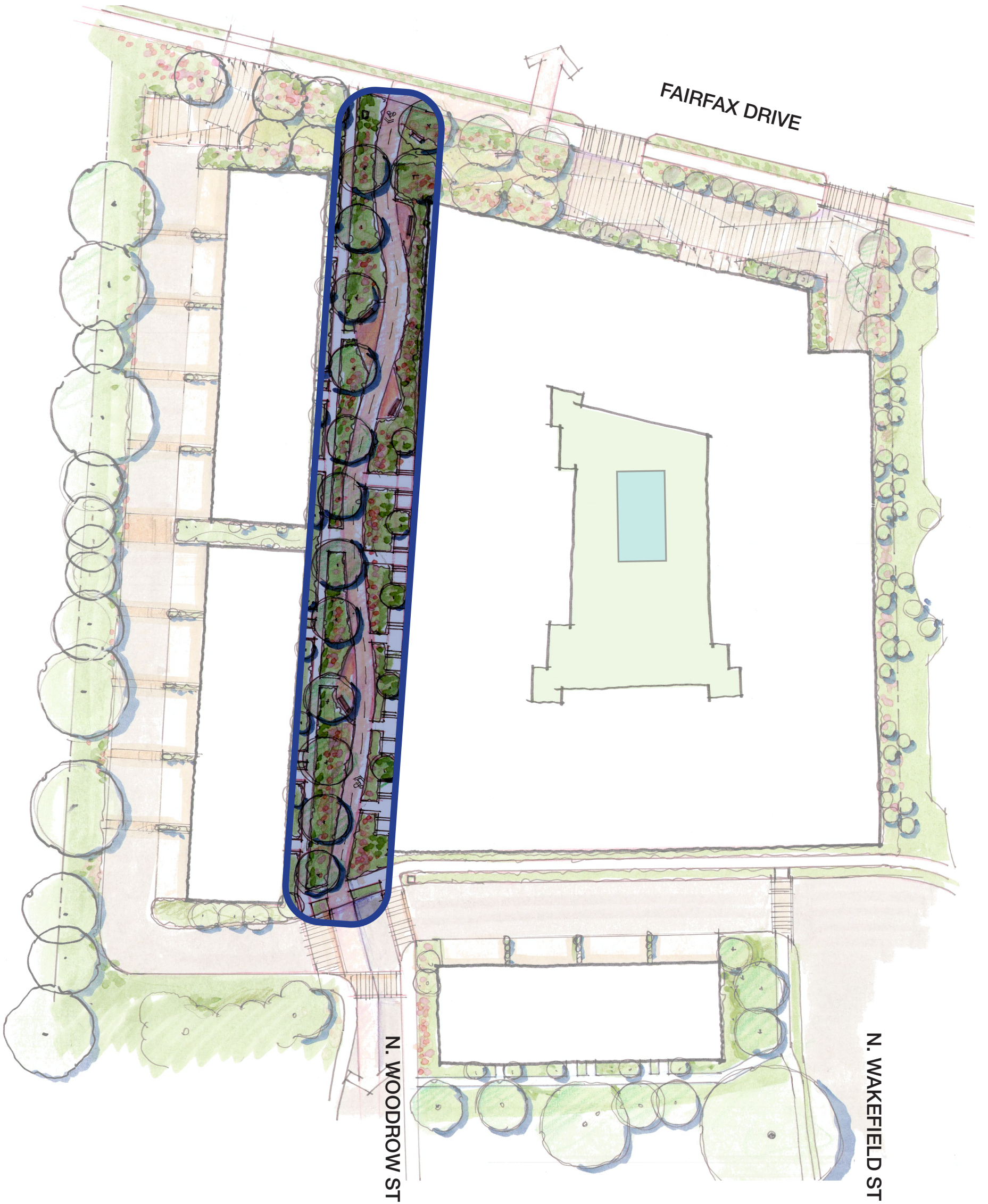
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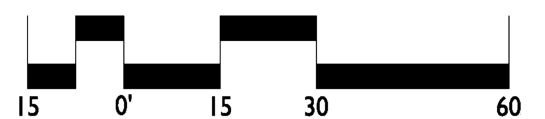
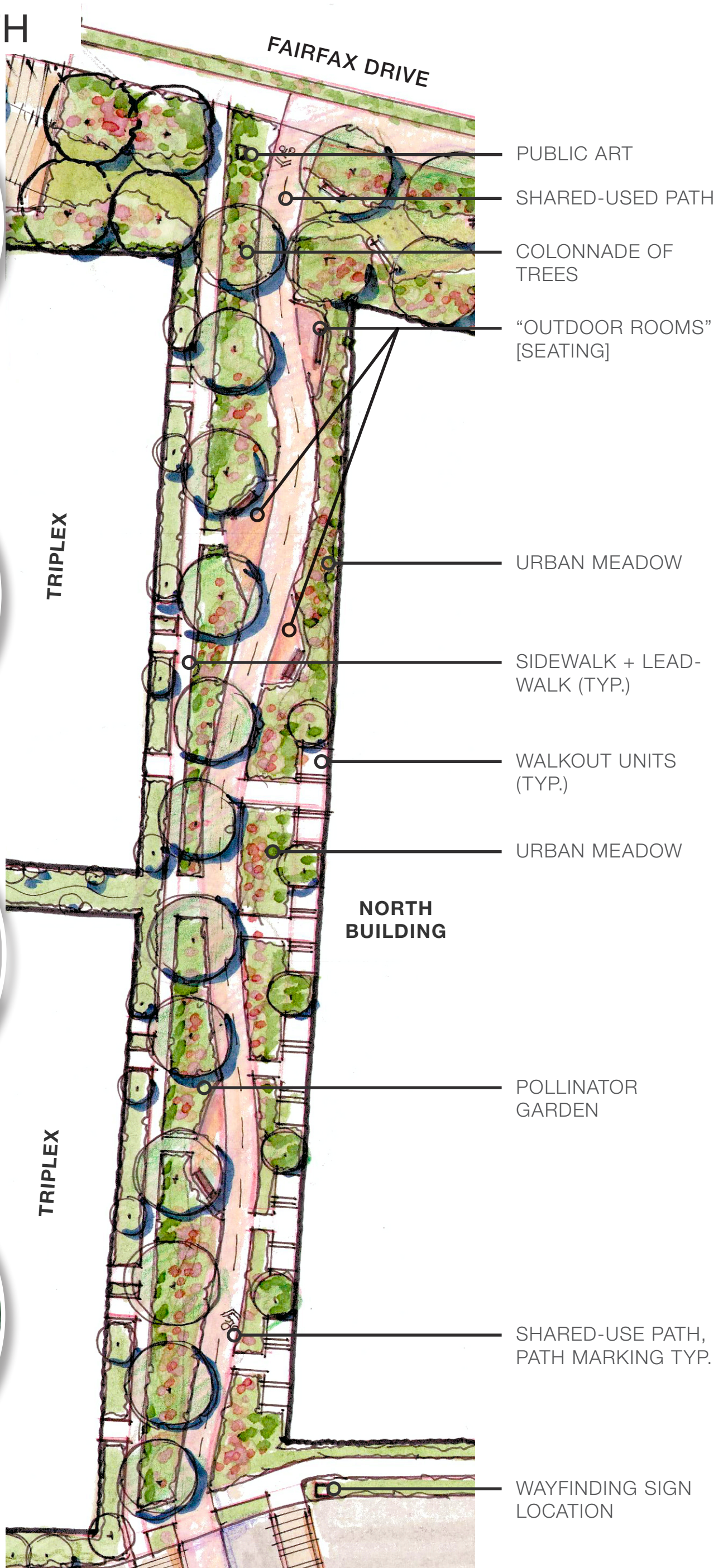
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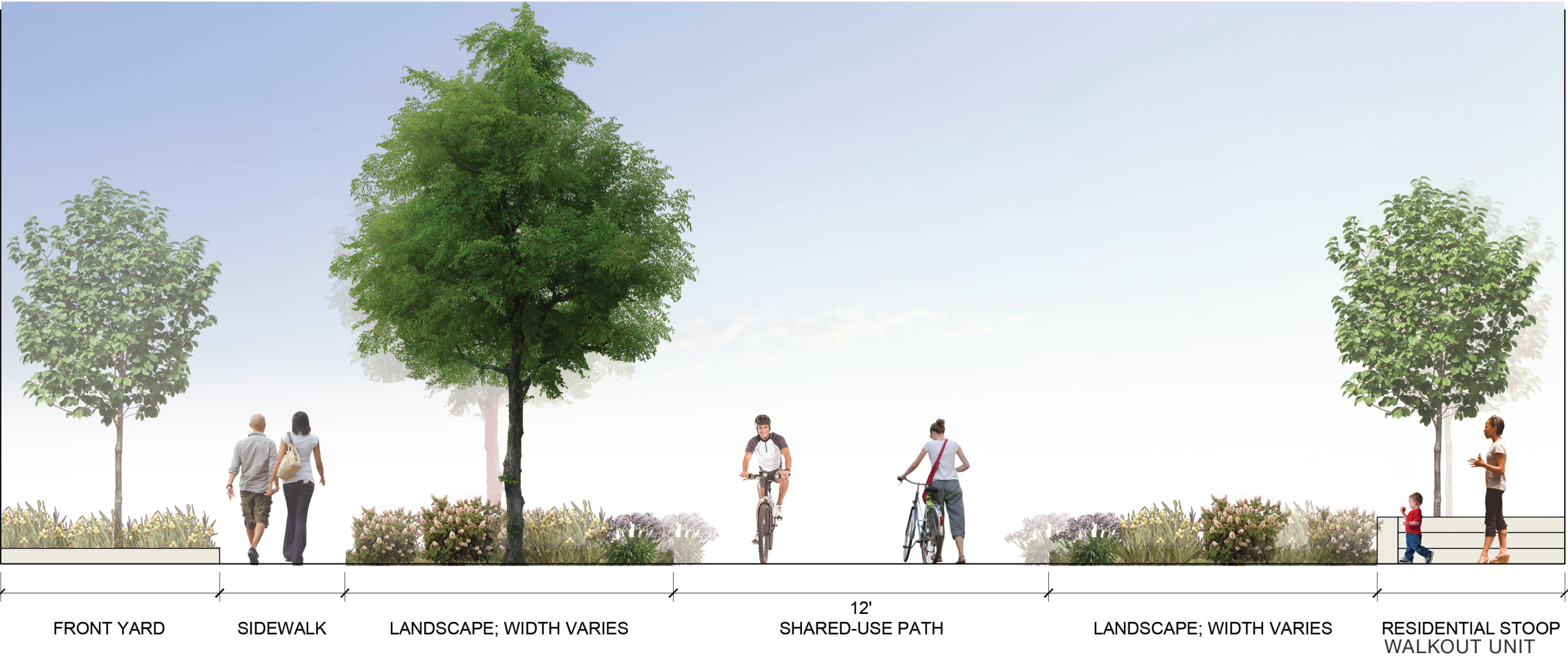
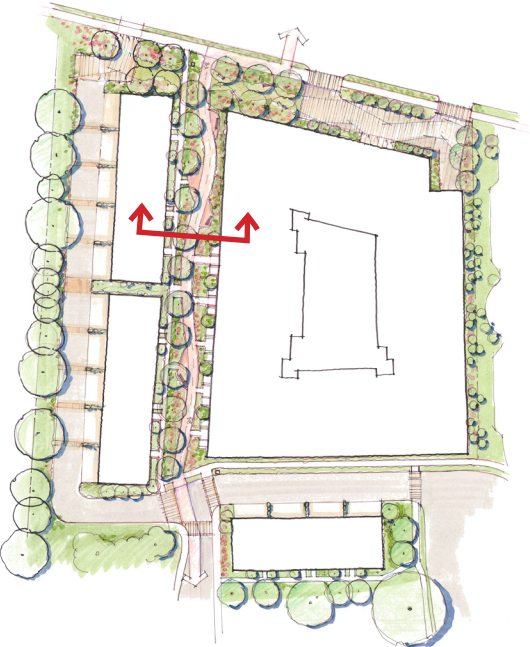
SHARED-USE PATH



SHARED-USE PATH



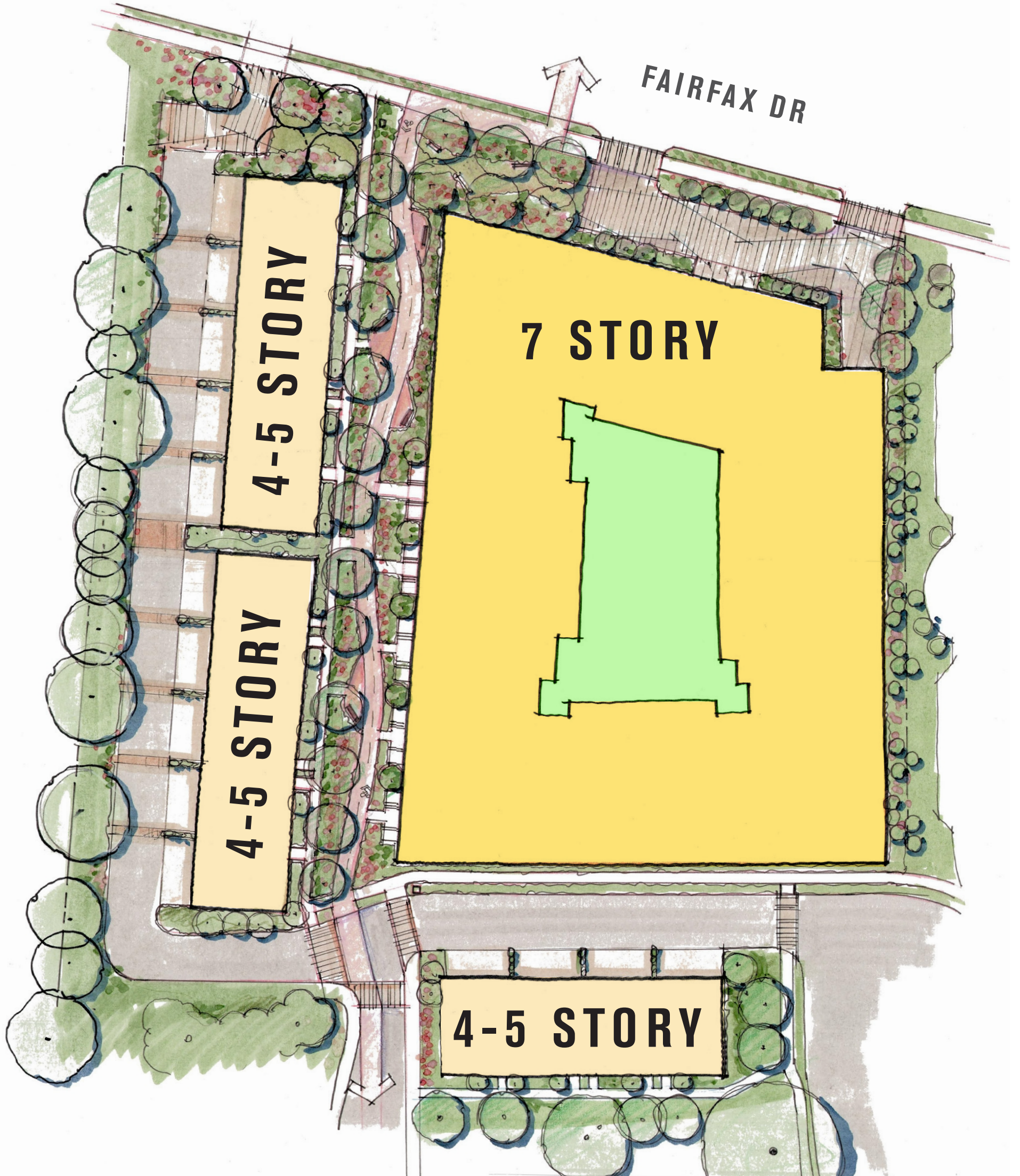
SHARED-USE PATH



SHARED-USE PATH PARK
SECTION/ELEVATION

1/4"=1'-0"

REVISED PROPOSAL



FEEDBACK FROM COUNTY STAFF AND COMMUNITY

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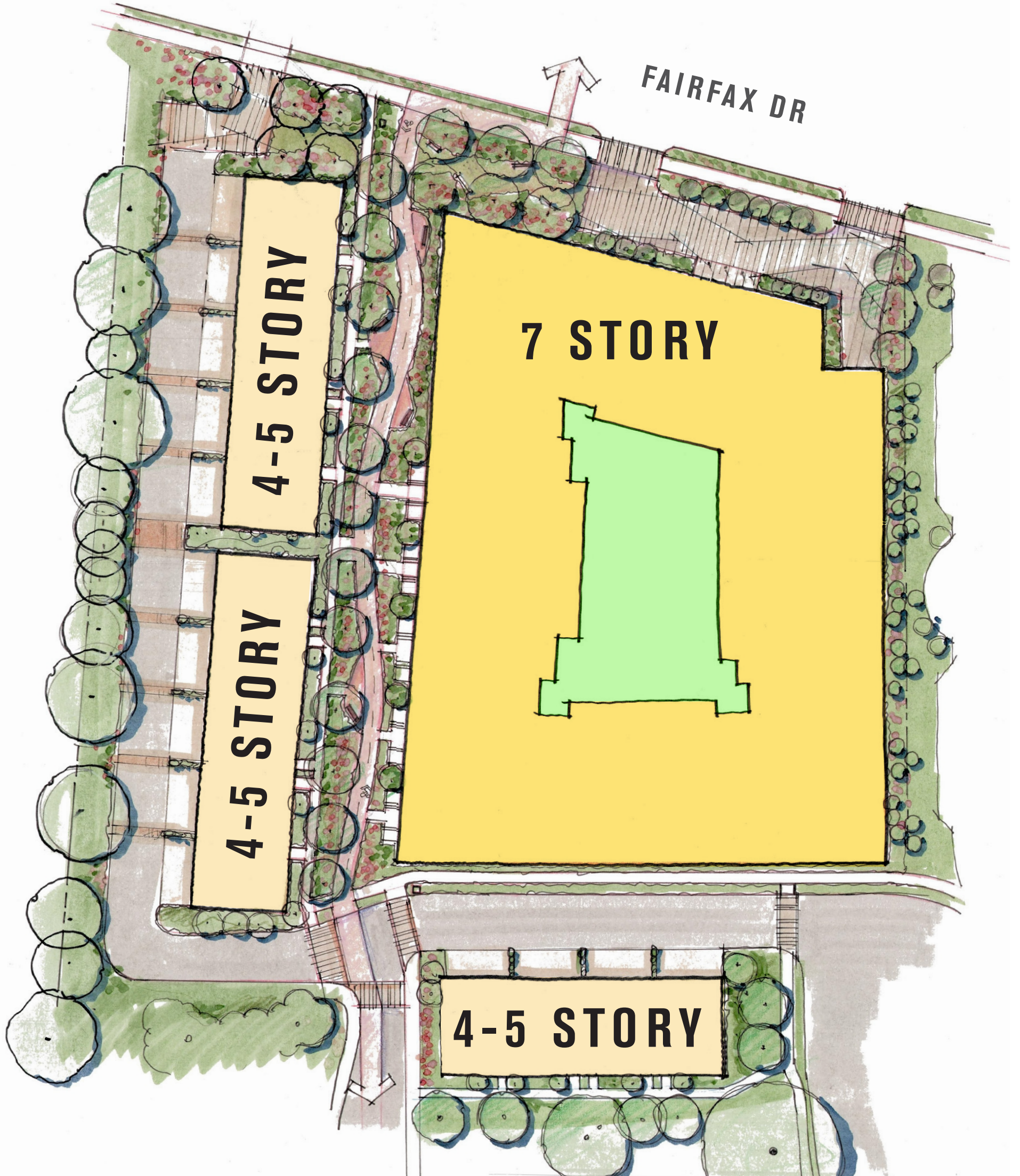
SNELL PROPERTIES

HOFFMAN
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CIRCULATION



REVISED PROPOSAL



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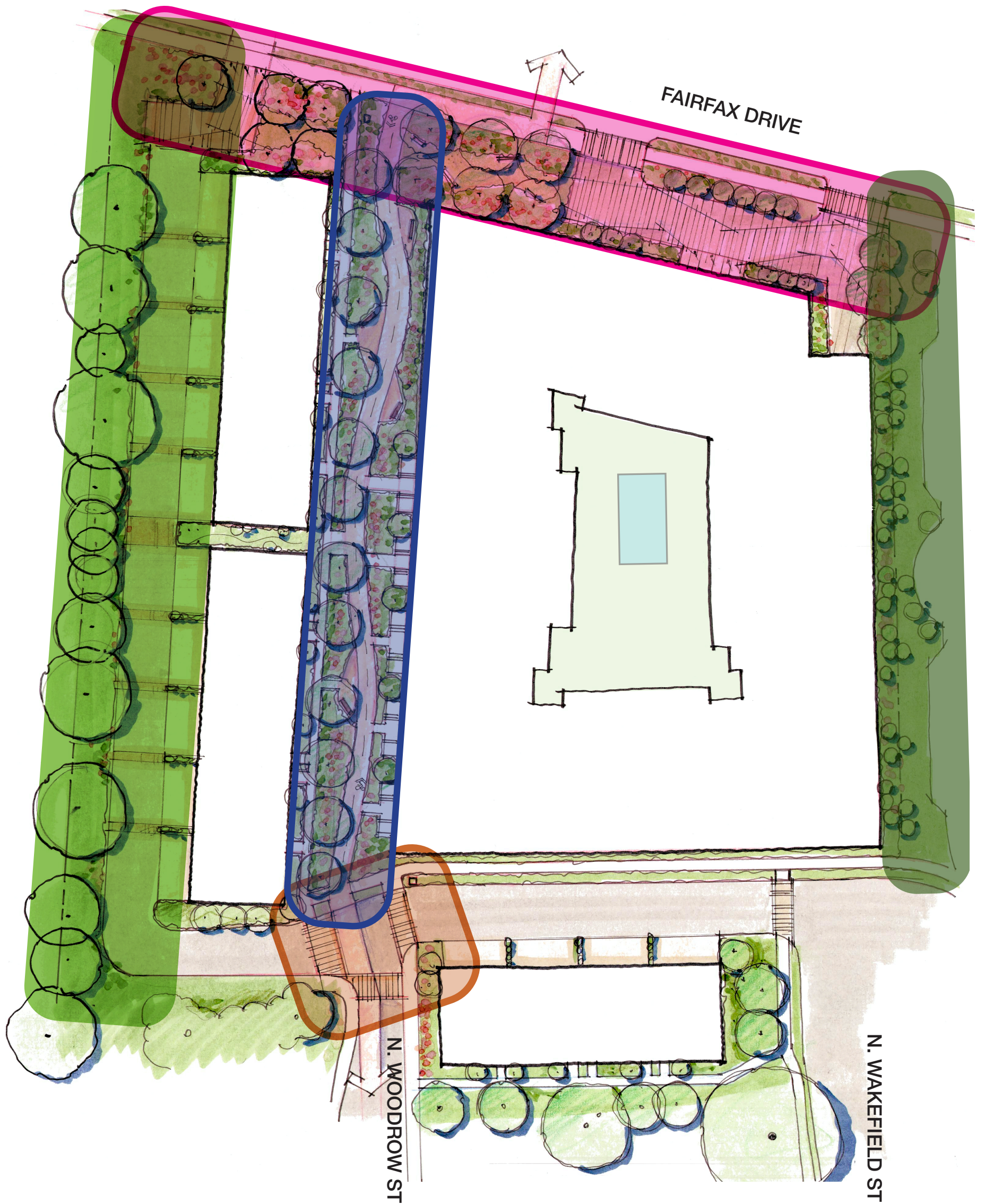


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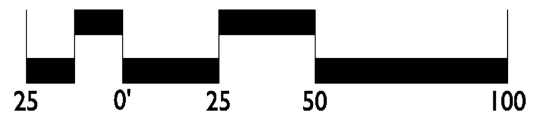
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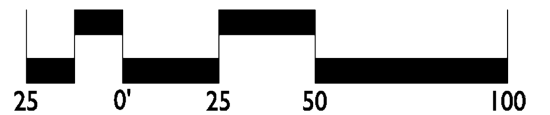
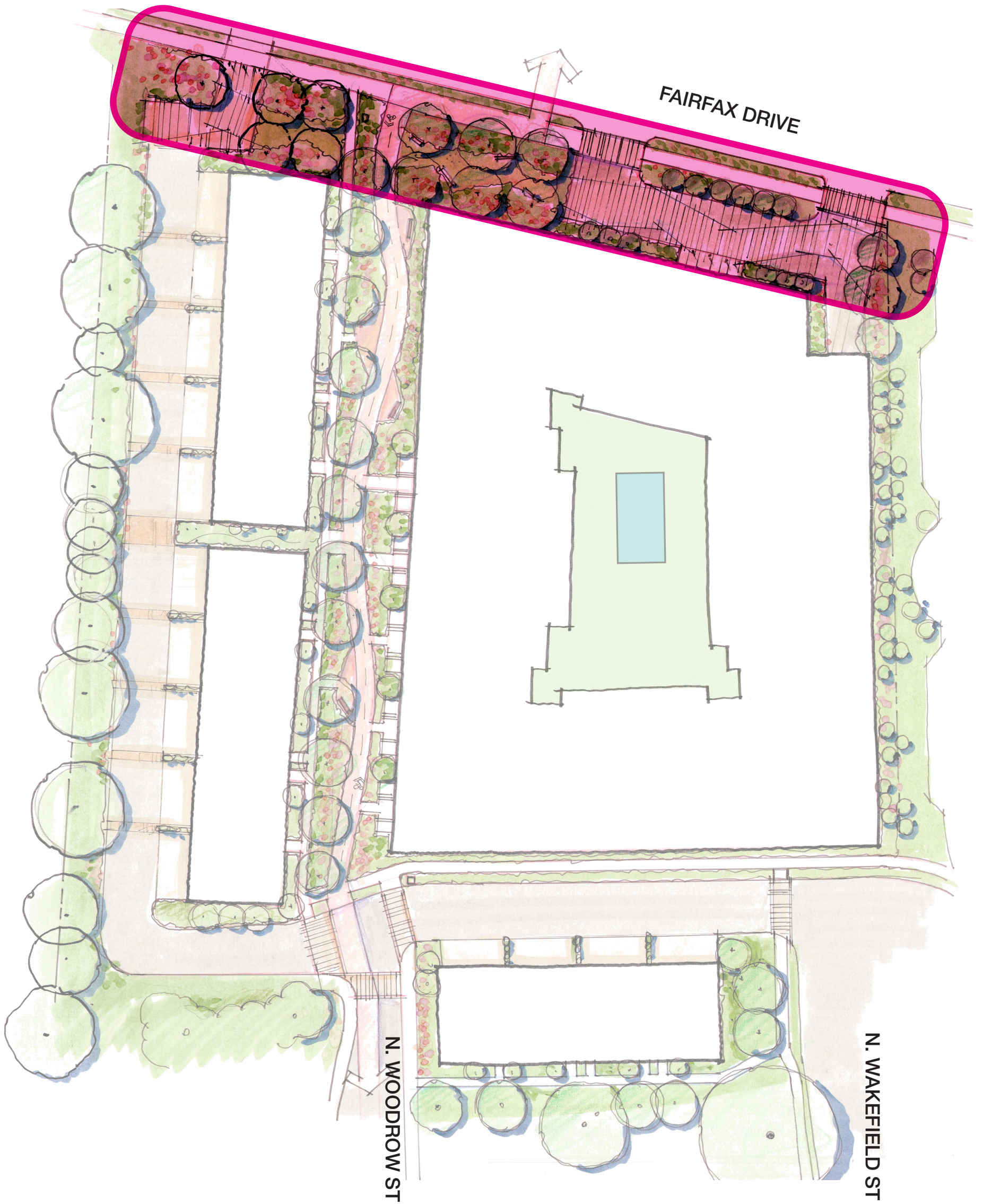


ZONES

- SHARED-USE PATH
- URBAN EDGE
- VEGETATIVE BUFFER
- RESIDENTIAL ZONE & EXISTING TREE BUFFER
- SHARED-USE PATH TRANSITION



URBAN EDGE



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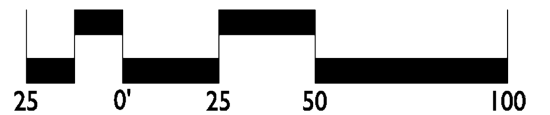
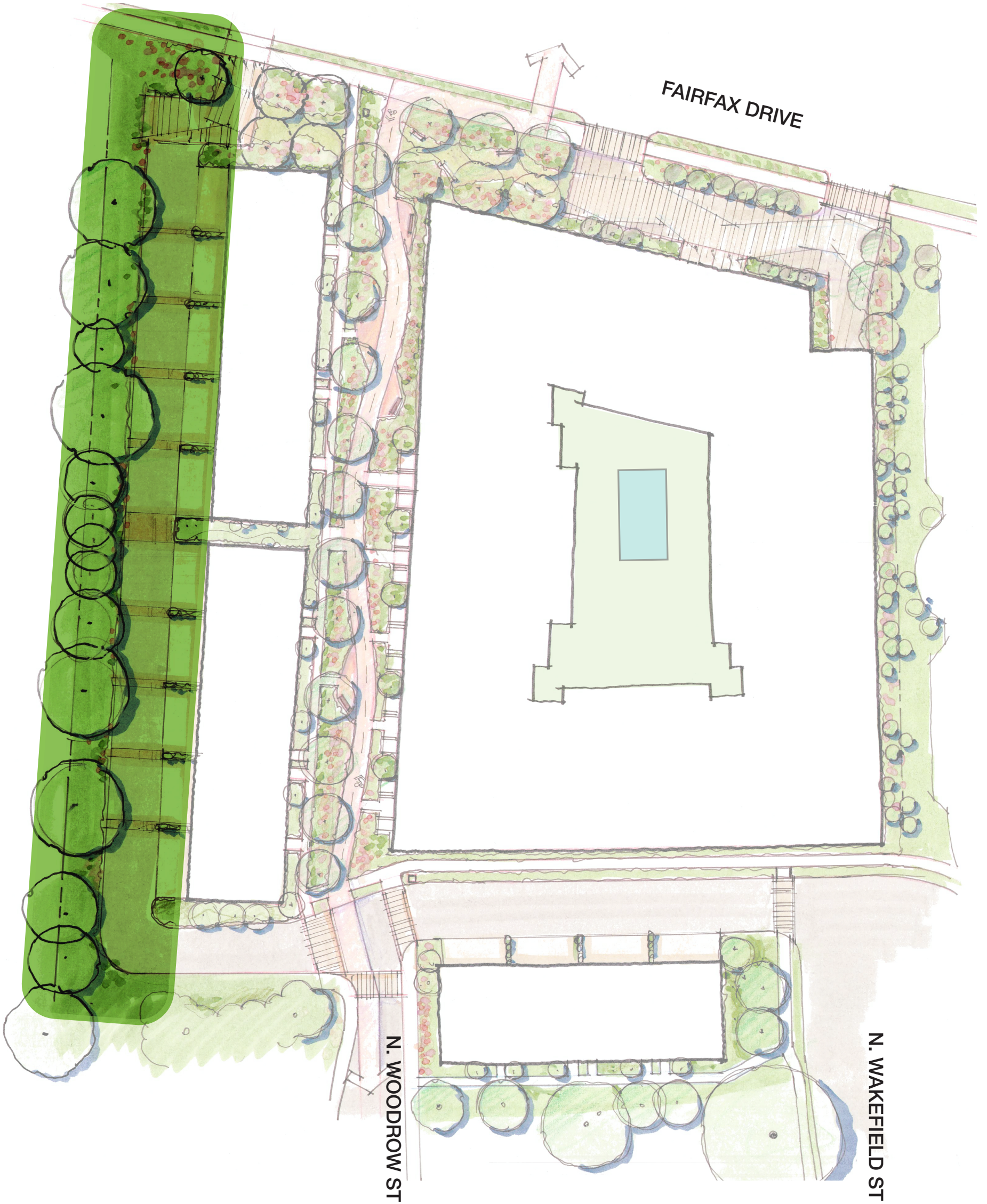
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URBAN EDGE



VEGETATIVE BUFFER



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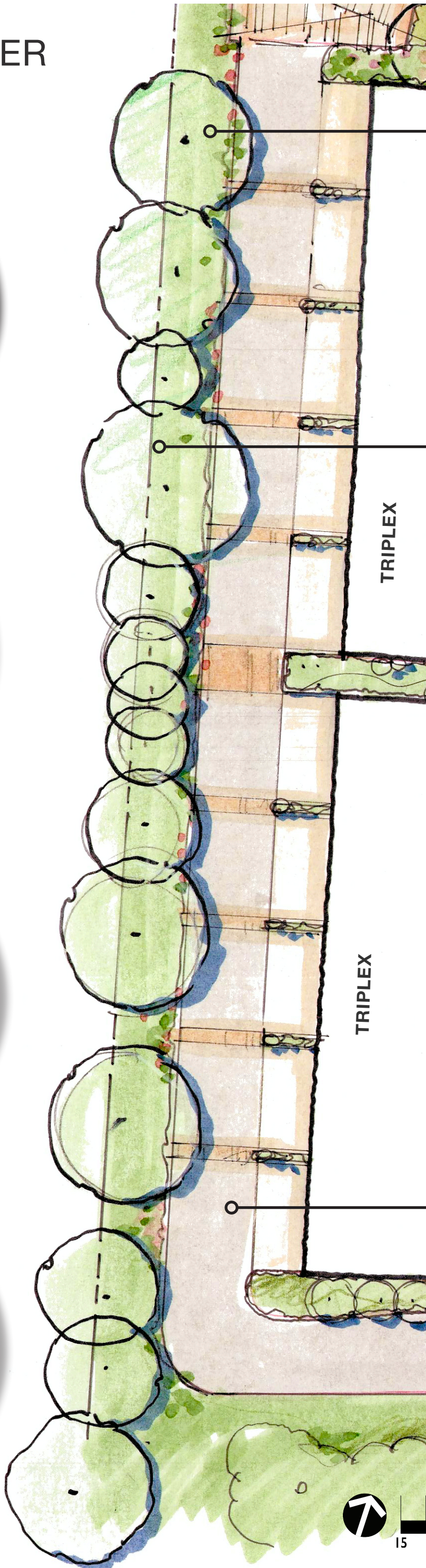
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SNELL PROPERTIES

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VEGETATIVE BUFFER

EXISTING TREES



PLANTED BUFFER TO INCLUDE PRESERVED TREES AND NEW TREES SUBJECT TO SITE ENGINEERING AND DES REQUIREMENTS

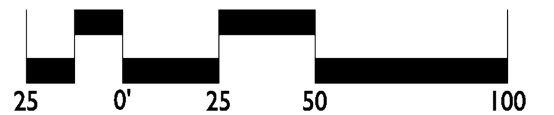
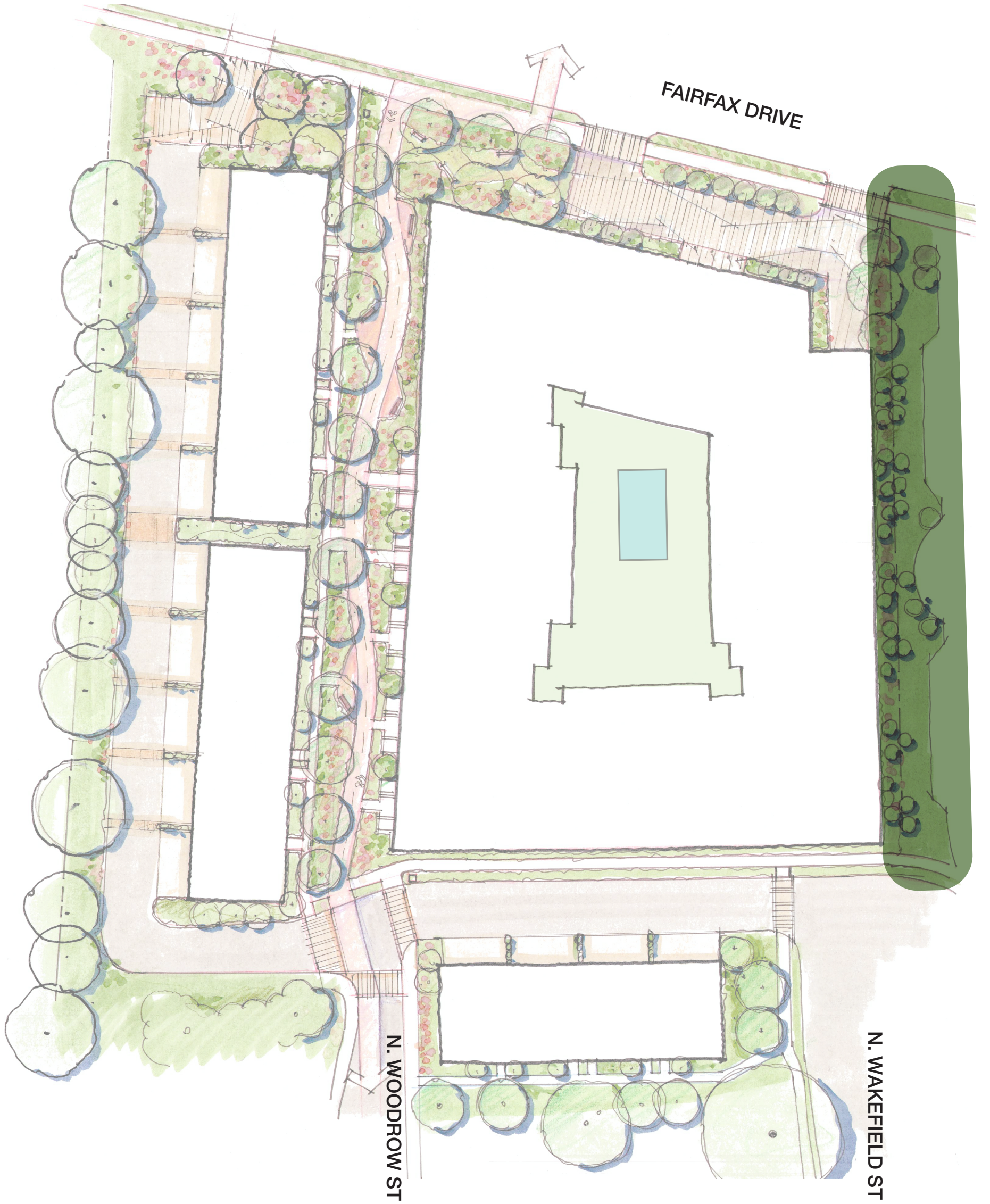
PROPERTY LINE

TRIPLEX

TRIPLEX

TRIPLEX ACCESS ROAD

RESIDENTIAL ZONE



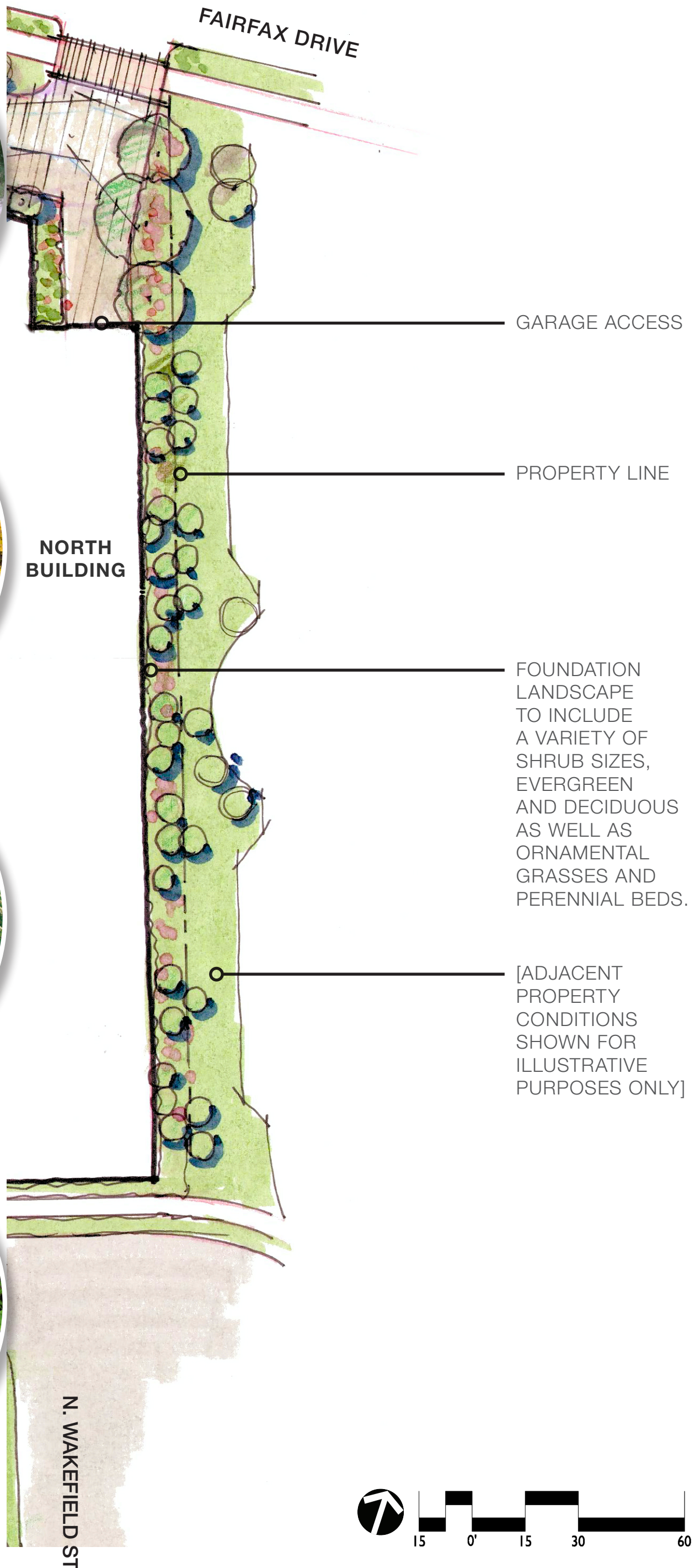
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RESIDENTIAL ZONE



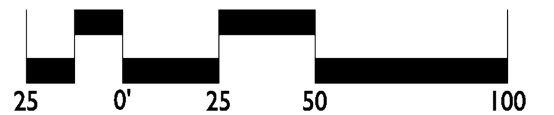
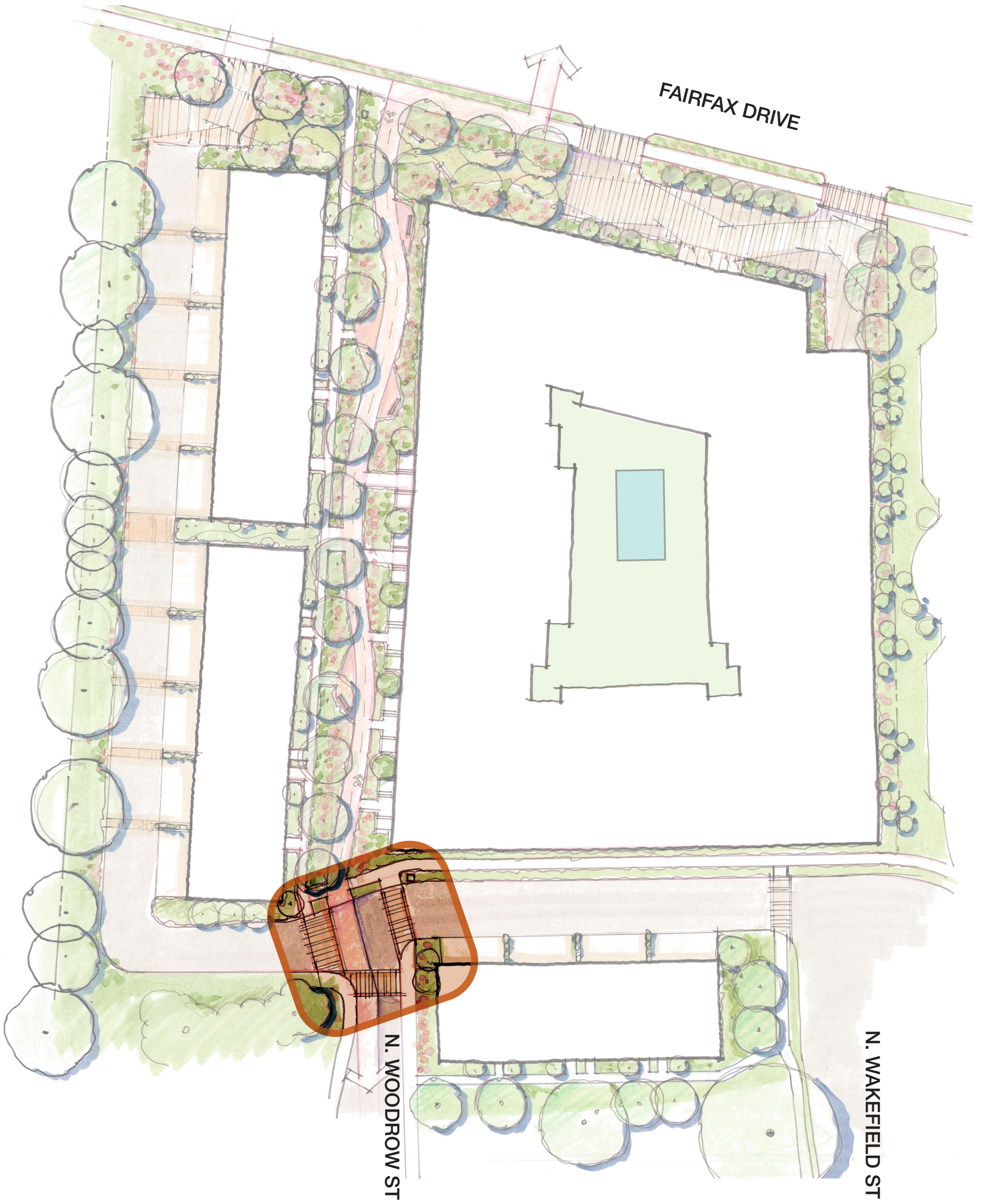
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SHARED-USE PATH TRANSITION



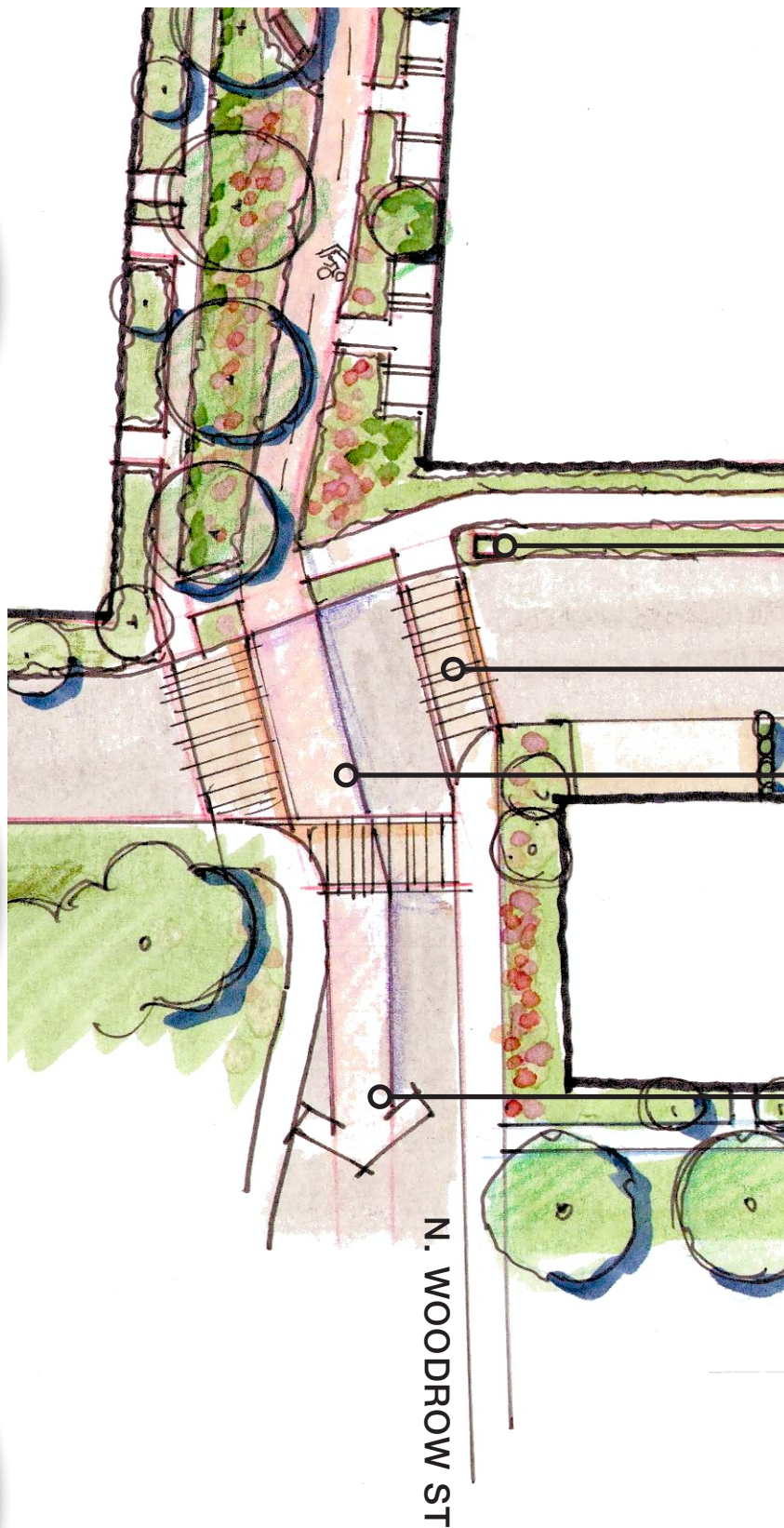
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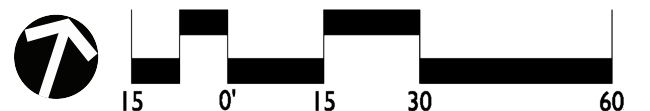
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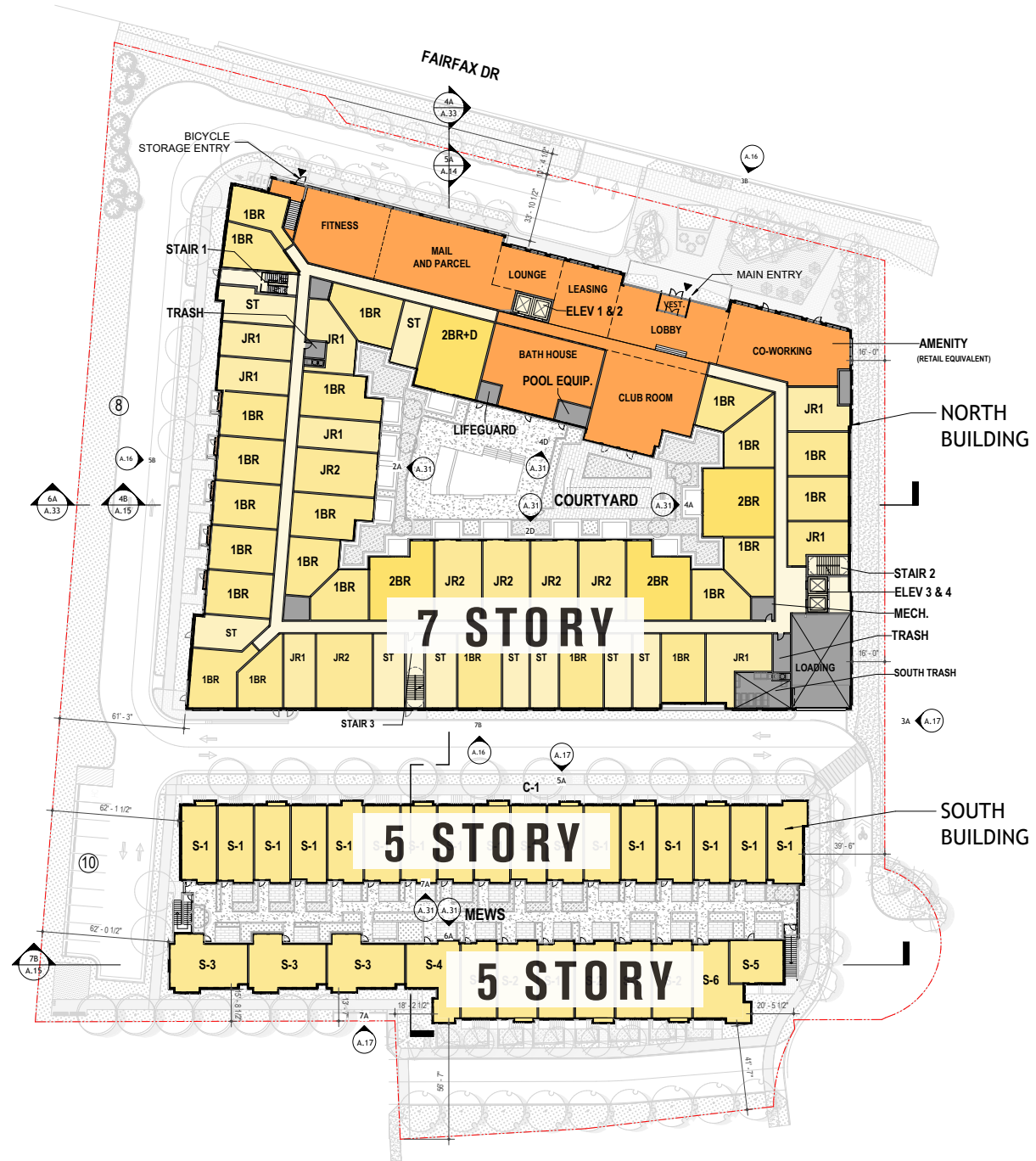
SHARED-USE PATH TRANSITION



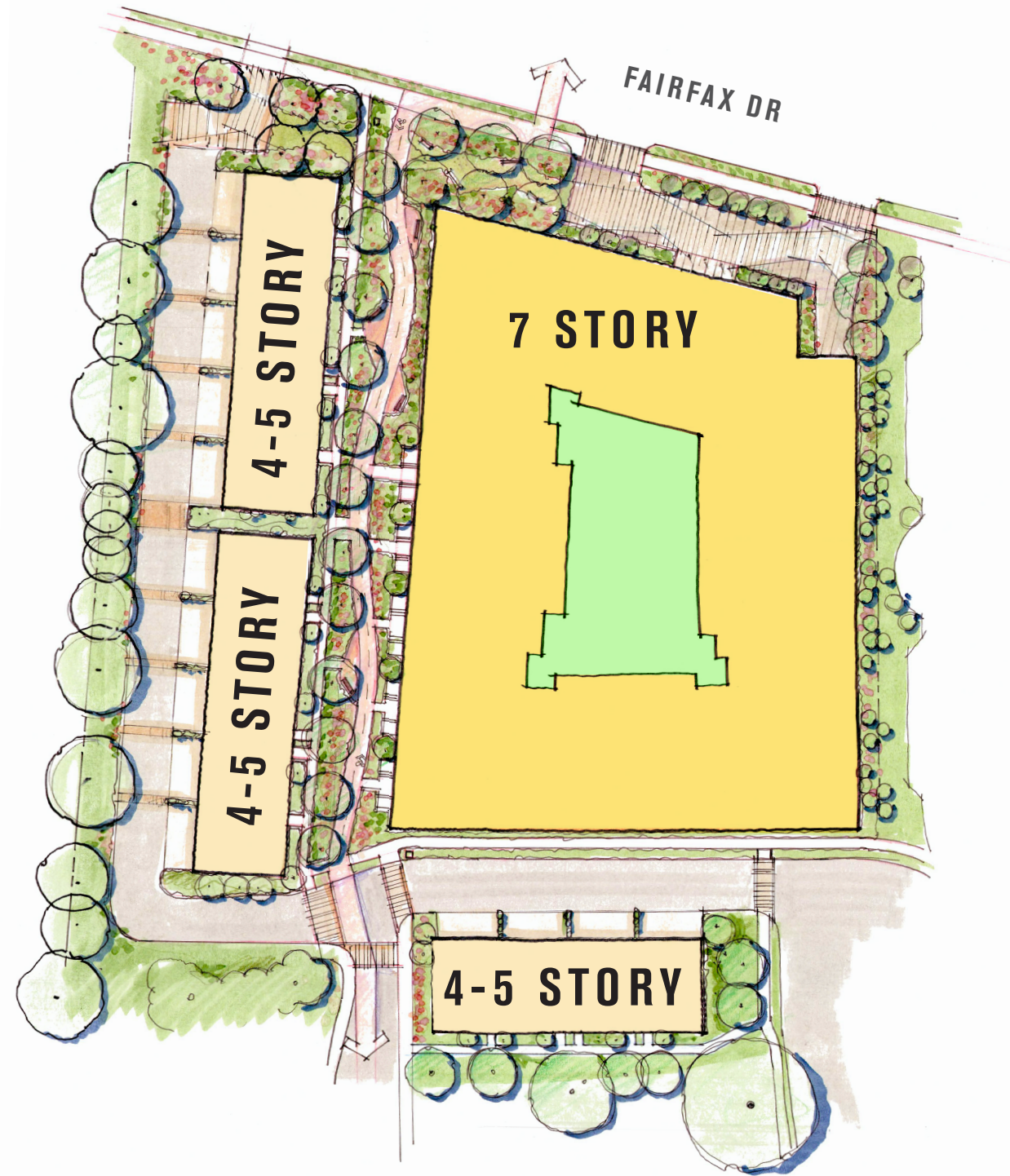
- WAYFINDING SIGN LOCATION
- CROSSWALKS
- SHARED-USE PATH DIFFERENTIATED PAVING
- SHARED-USE PATH CONNECTS TO WOODROW STREET AND NEIGHBORHOOD



SITE PLAN COMPARISON



ORIGINAL PLAN



REVISED PLAN





THANK YOU