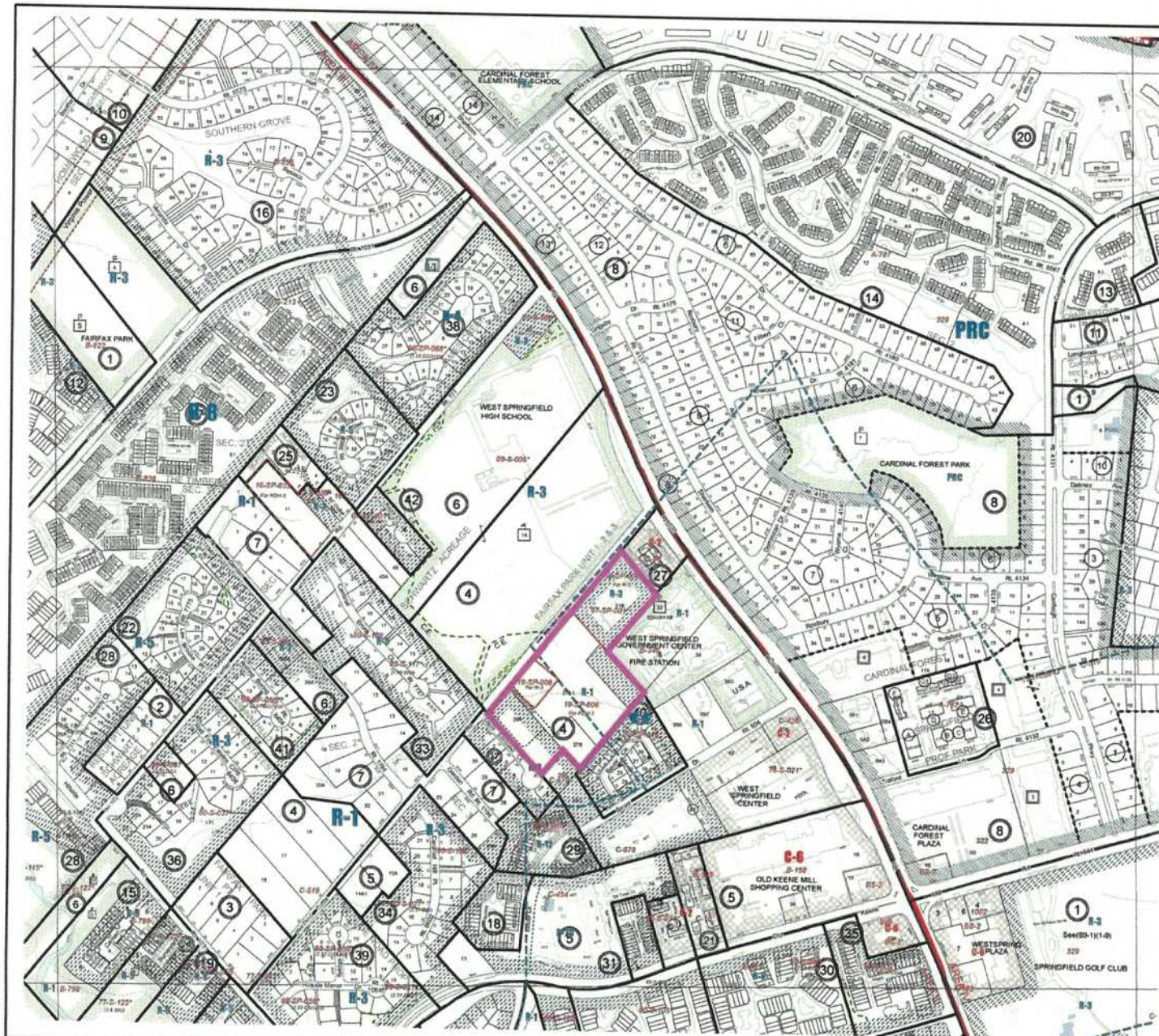


Residences at McConnell Manor





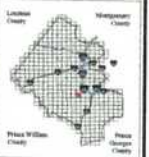
Map Scale: 1" = 125' based on 1984 U.S. National Map Accuracy Standards. All other measurements are approximate. The Town of West Springfield, Massachusetts, is not responsible for any errors or omissions on this map. The Town of West Springfield, Massachusetts, is not responsible for any errors or omissions on this map.

GENERAL NOTES

1. The zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning ordinance. The zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning ordinance.

2. The zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning ordinance. The zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning ordinance.

3. The zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning ordinance. The zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning ordinance.



ADMINISTRATIVE INDEX

79-2	79-1	79-2
79-4	79-3	79-4
88-2	89-1	89-2

SHEET INDEX

PROPERTY MAP ZONING 79-3

Revised to 04 - 08 - 2019

Prepared by:
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TUTTLE ROAD - ROUTE 824

LOUIS EDMOND COURT

AERIAL



McConnell Manor

Fairfax County, VA



Scale 1"=50'
May 4, 2019

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Concept Illustrative

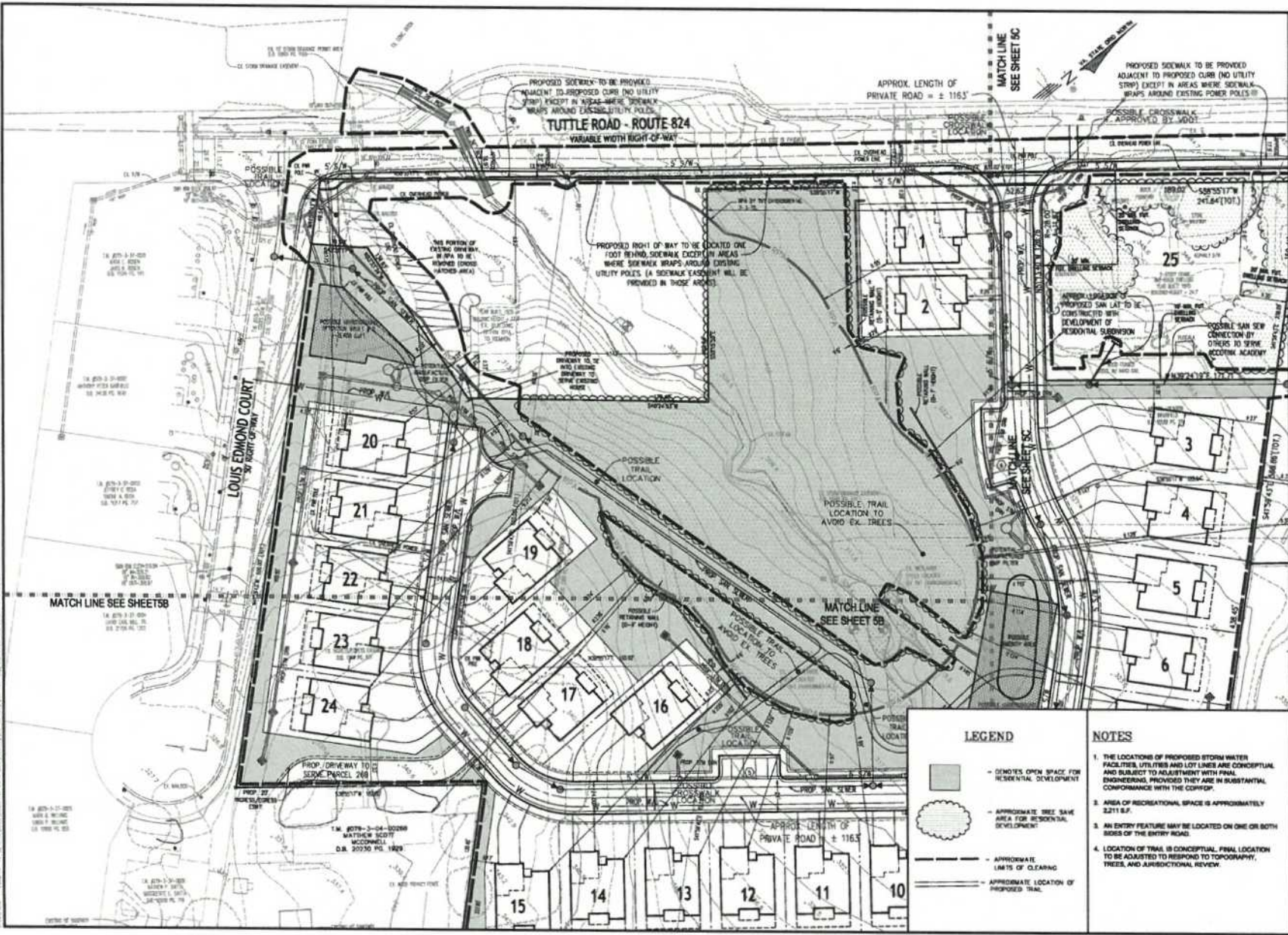


McConnell Manor

Fairfax County, VA



Scale: 1"=40'
July 27, 2019



urban

773 1/2 New London
Arlington, Virginia 22202
TEL: 703.241.1100 FAX: 703.241.1101
www.urbanva.com

Client: **RESIDENCES AT MCCONNELL MANOR**
GDP/CDP/FDP/SEA

Springfield District
Fairfax County, Virginia

Project Name: **RESIDENCES AT MCCONNELL MANOR**
GDP/CDP/FDP/SEA

Scale: 1" = 30'

Sheet: **5A** of 14

LEGEND

- - OWNER'S OPEN SPACE FOR RESIDENTIAL DEVELOPMENT
- - APPROXIMATE TREE SAVE AREA FOR RESIDENTIAL DEVELOPMENT
- - APPROXIMATE LIMITS OF CLEARING
- - APPROXIMATE LOCATION OF PROPOSED TRAIL

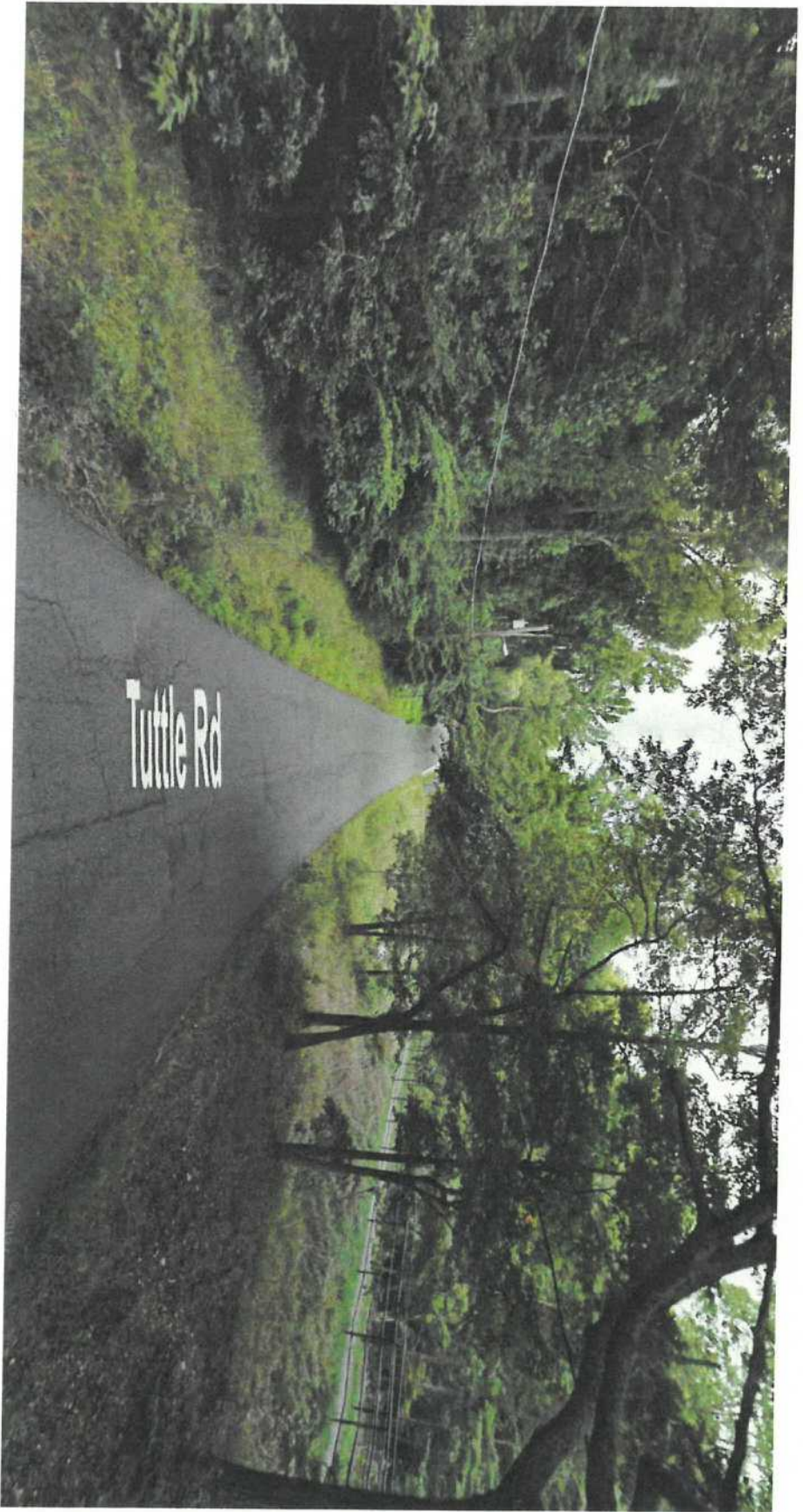
NOTES

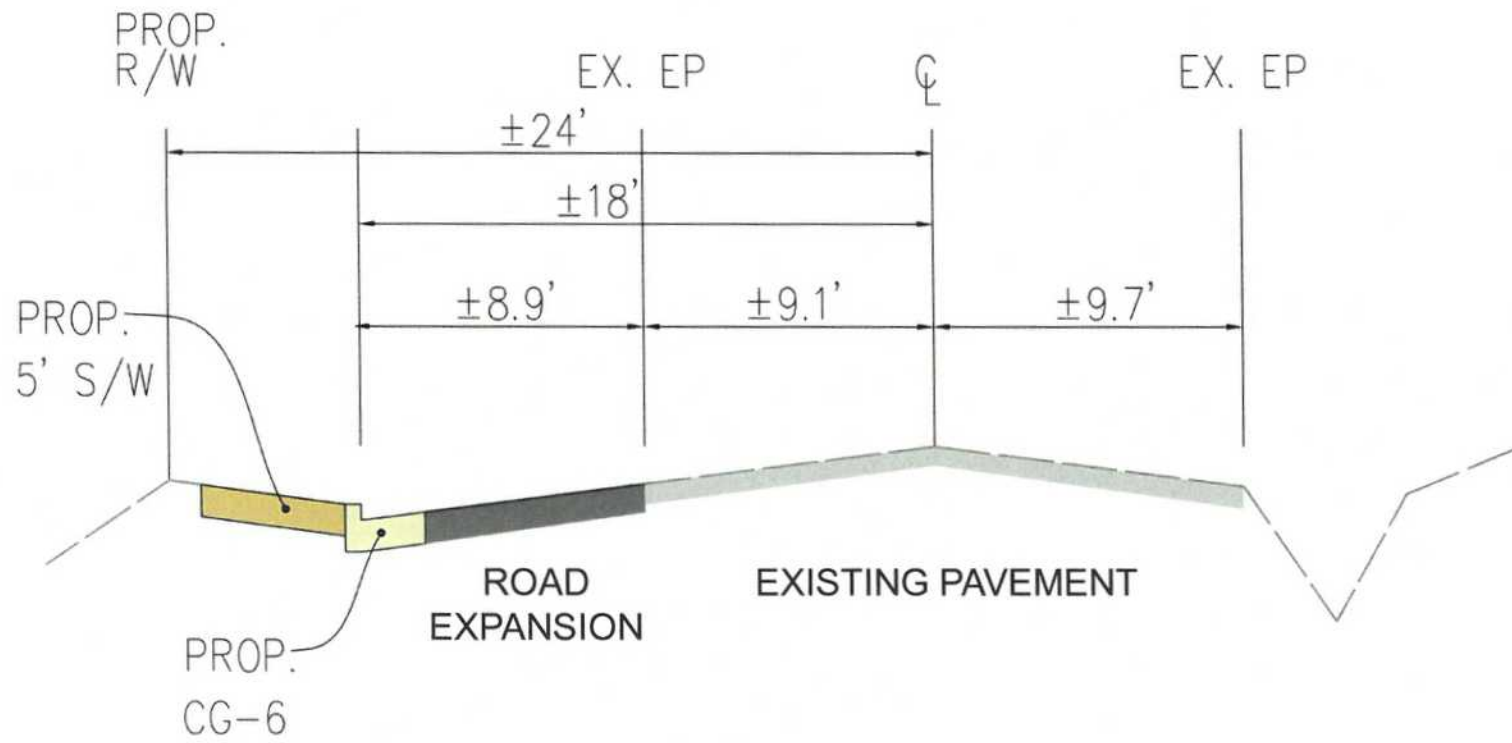
- THE LOCATIONS OF PROPOSED STORM WATER FACILITIES, UTILITIES AND LOT LINES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDDP.
- AREA OF RECREATIONAL SPACE IS APPROXIMATELY 2,211 S.F.
- AN ENTRY FEATURE MAY BE LOCATED ON ONE OR BOTH SIDES OF THE ENTRY ROAD.
- LOCATION OF TRAIL IS CONCEPTUAL. FINAL LOCATION TO BE ADJUSTED TO RESPOND TO TOPOGRAPHY, TREES, AND JURISDICTIONAL REVIEW.

RESIDENCES AT MCCONNELL MANOR ZP-2319



Existing Tuttle Road

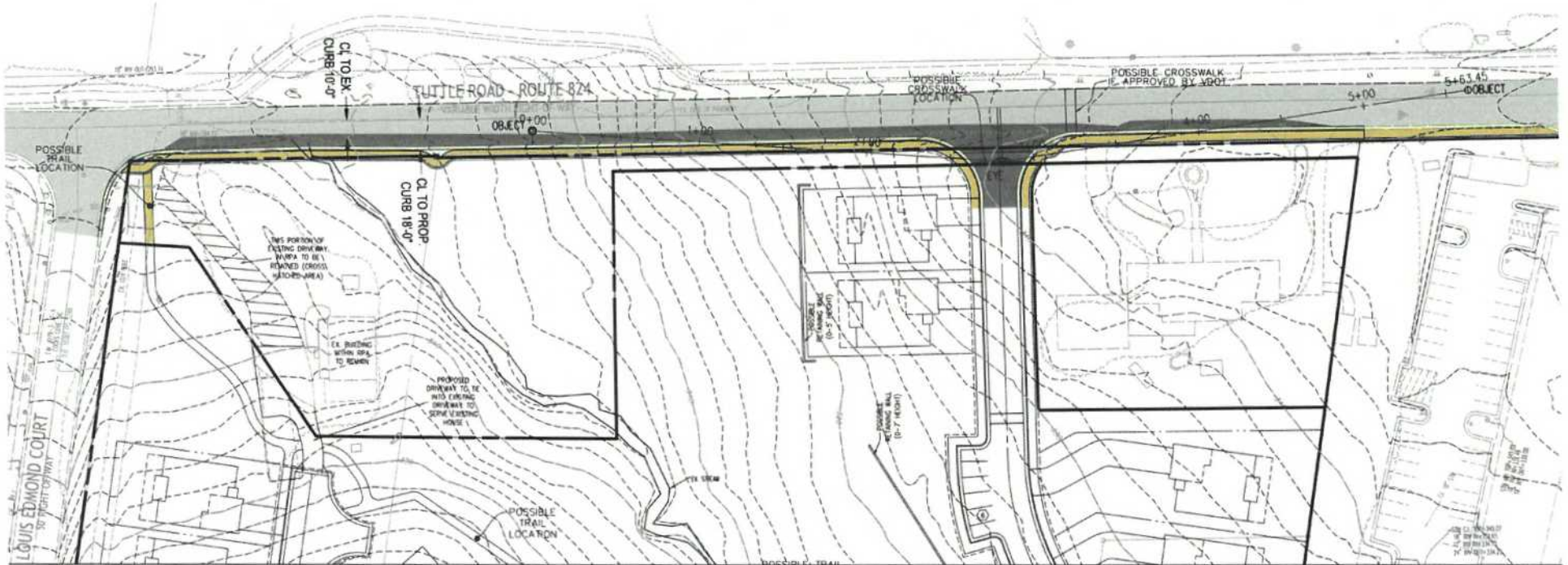







TUTTLE ROAD WIDENING TYPICAL SECTION

TYPICAL SECTION

Tuttle Road Improvements



KEY

-  Existing Pavement
-  Approximate 8-10' Road Expansion
-  Proposed 5' Sidewalk



3711 Lee Road, Suite 100
Springfield, Virginia 22154
Tel: 703.688.1100 Fax: 703.688.1101
www.urban-engineers.com



Client

Revision / Issue		
No.	Description	Date
1	1ST SUBMISSION	02/15/19
2	2ND SUBMISSION	TRIPING
3	3RD SUBMISSION	02/15/19
4	4TH SUBMISSION	02/15/19
5		

Issue Date Description

Project Name

**RESIDENCES
AT
MCCONNELL
MANOR**
GDPCDPPDFH5EA

Springfield District
Fairfax County, Virginia

Drawn By Checked By
DTM DTM

Project No. ZP-2375

Date MARCH 21, 2019

Drawing Title

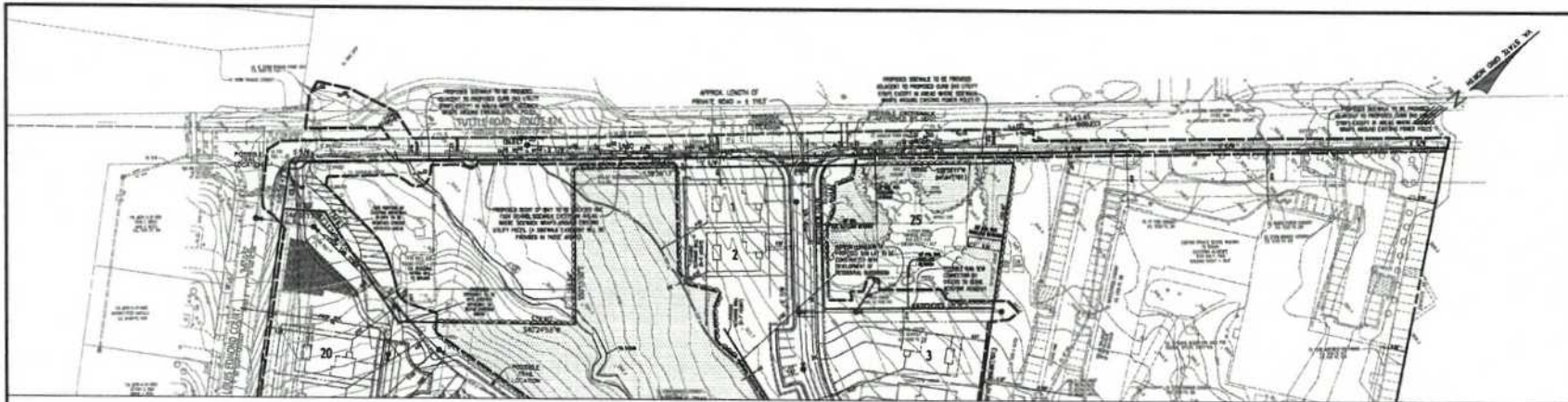
**SIGHT DISTANCE
ANALYSIS**

Scale: 1"=50'(S, 1"=40'(V)

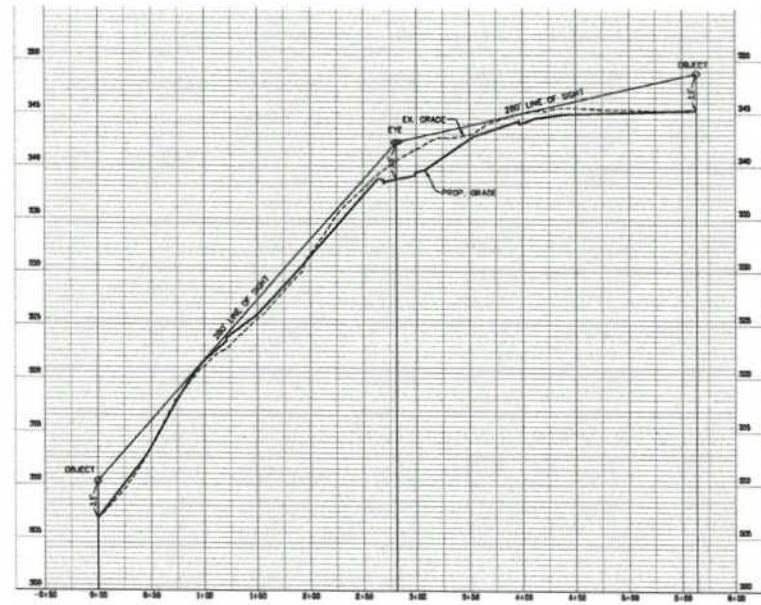
Drawing Number

13

Sheet 13 of 14



PROFILE TUTTLE ROAD 25MPH SIGHT DISTANCE



\\p1\work\1918\2375\2375.dwg - Project: Residences at McConnell Manor - 3/21/19 - 11:06:48 AM

RESIDENCES AT MCCONNELL MANOR ZP-2375



Architectural Elevations



McConnel Manor

Fairfax County, VA

July 21, 2019



Concept Illustrative



McConnell Manor

Fairfax County, VA



Scale: 1"=40'
July 31, 2019