

MASTER DEVELOPMENT PLAN

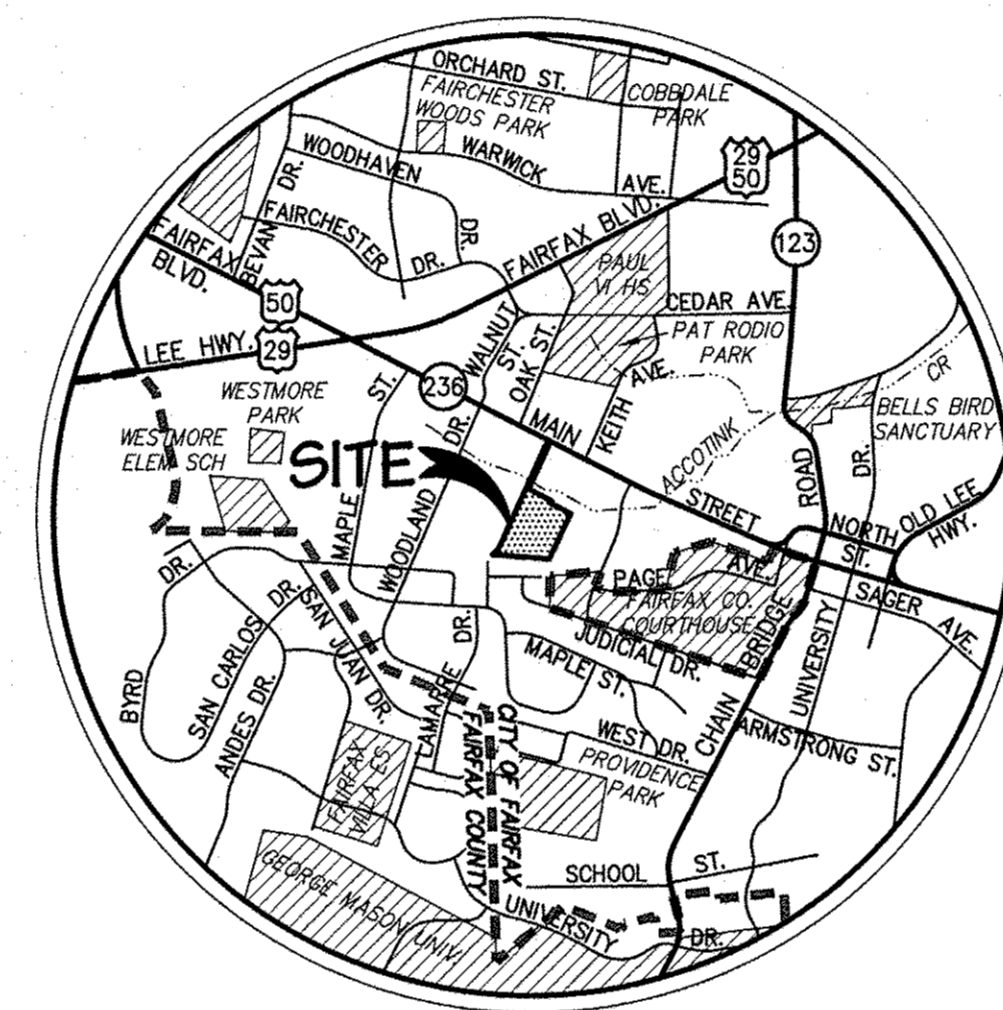
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

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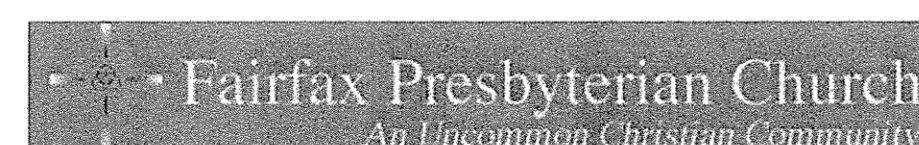
March 2, 2021

Community Dev & Planning



VICINITY MAP
SCALE : 1" = 2000'

OWNER



FAIRFAX PRESBYTERIAN CHURCH
10723 MAIN STREET
FAIRFAX, VIRGINIA 22030
(703) 273-5300

ATTORNEY



BEAN KINNEY & KORMAN, P.C.
2311 WILSON BOULEVARD
SUITE 500
ARLINGTON, VIRGINIA 22201
(703) 525-4000

APPLICANT

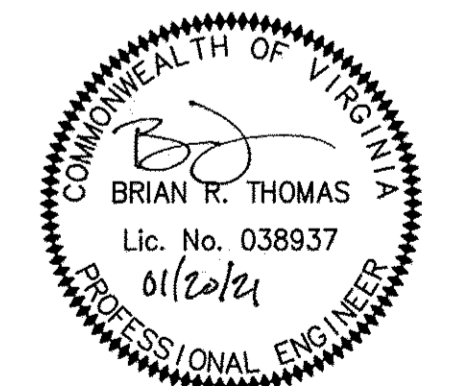


HABITAT FOR HUMANITY OF NORTHERN VIRGINIA
6295 EDSALL ROAD
SUITE 120
ALEXANDRIA, VIRGINIA 22312
(703) 521-9890

CIVIL ENGINEER



CHARLES P. JOHNSON & ASSOCIATES
3959 PENDER DRIVE
SUITE 210
FAIRFAX, VIRGINIA 22030
(703) 385-7555



DATE : JANUARY 20, 2021

SHEET INDEX

1. COVER SHEET
2. NOTES & DETAILS
3. EXISTING CONDITIONS PLAN
4. TREE SURVEY
5. TREE MANAGEMENT PLAN
6. LAYOUT & CONCEPTUAL UTILITY PLAN
7. PRELIMINARY GRADING PLAN
8. CONCEPTUAL LANDSCAPE PLAN
9. RECREATION & OPEN SPACE PLAN
10. PEDESTRIAN CONNECTION PLAN
11. STORMWATER MANAGEMENT/BMP DESIGN
- 12&13. OUTFALL MAP & PHOTOS
14. CROSS-SECTIONS
15. ARCHITECTURAL ELEVATIONS

NOTES

- THE SUBJECT PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON CITY OF FAIRFAX MAP NUMBER 57-1((2))122A & 123. THE SITE IS CURRENTLY ZONED R-H. THE PROPOSED ZONE IS PD-M.
- THE PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF PRESBYTERY OF WASHINGTON, TRUSTEES IN DEED BOOK 1968 AT PAGE 164 (PARCEL 122A) AND DEED BOOK 1228 AT PAGE 486 (PARCEL 123), AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JULY 2019. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCE TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
- A PORTION OF THE SUBJECT PROPERTIES LIES WITHIN WITHIN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD. THE REMAINDER OF THE SITE LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NO. 5155240001D, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
- THERE IS A RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY. A WAIVER OF SUBMITTING A WATER QUALITY IMPACT ASSESSMENT IS BEING REQUESTED (SEE WAIVERS & MODIFICATIONS ON THIS SHEET).
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL. CREMAINS HAVE BEEN SCATTERED IN THE GLEBE.
- THE EXISTING CHURCH, BUILT IN 1969, IS TO REMAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- THE DEVELOPMENT PROPOSED WITH THIS PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE COMPREHENSIVE PLAN AND COMPATIBLE WITH THE EXISTING USES, TYPES, AND INTENSITIES IN THE VICINITY OF THIS PROJECT. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED.
- PROPOSED PUBLIC IMPROVEMENTS :
 - WATER SERVICE IS TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ON-SITE
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 27" MAIN LOCATED TO THE NORTH OF THE SITE
- THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLAN(S).
- ALL PROPOSED UTILITIES SERVING THE PROPOSED TOWNHOMES ARE TO BE PLACED UNDERGROUND, IN ACCORDANCE WITH §4.11 OF THE ZONING ORDINANCE.
- ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER AT TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE STORMWATER QUANTITY CONTROLS AND ON-SITE BMPs TO MEET STORMWATER QUANTITY REQUIREMENTS ARE SHOWN ON SHEET 11.
- THE AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
- THE INTERNAL AND EXTERNAL TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PLAN, SUBJECT TO FINAL ENGINEERING.
- PRIVATE STREETS AND INTERIOR TRAVELWAYS SHALL CONFORM TO THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL, UNLESS OTHERWISE MODIFIED.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF §4.5 OF THE ZONING ORDINANCE. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, SIGNAGE, SIGHT DISTANCE, AND OTHER REQUIREMENTS, FROM THAT SHOWN ON THIS PLAN.
- SIGNS MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN §3.8.4.C AND §4.6 OF THE ZONING ORDINANCE.
- SITE LIGHTING WITHIN THE PROJECT AREA WILL BE DETERMINED DURING FINAL SITE PLAN, AND WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN §4.8 OF THE ZONING ORDINANCE.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 15 FOR ARCHITECTURAL ELEVATIONS. THE ARCHITECTURAL FEATURES PROVIDED WITH THIS PLAN, INCLUDING BUILDING SECTIONS AND FLOOR PLANS, ARE SUBJECT TO MODIFICATION OR REVISION WITH FINAL ENGINEERING.
- FIRE LANE LOCATION(S), AND THE STRIPING AND SIGNAGE THEREOF, WILL BE PROVIDED WITH THE SITE PLAN.
- MAILBOXES ARE TO BE LOCATED AS DIRECTED BY THE POST OFFICE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH §3.5.6.H OF THE ZONING ORDINANCE.
- PRIOR TO THE START OF CLEARING AND GRADING OPERATIONS, THE CONTRACTOR SHALL MEET WITH THE CITY ARBORIST TO DETERMINE THE FINAL LIMITS OF CLEARING AND GRADING.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER, THIS PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN §6.6.9.2 OF THE ZONING ORDINANCE.

WAIVERS & MODIFICATIONS

IN ACCORDANCE WITH A COMPREHENSIVE PLAN AMENDMENT, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT, AND CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :

ZONING ORDINANCE

- WAIVERS OF ZONING ORDINANCE §4.3.1 AND SUBDIVISION ORDINANCE §2.2 ARE HEREBY REQUESTED TO ALLOW STRUCTURES NOT LOCATED ON A PUBLIC OR PRIVATE STREET. AN INGRESS/EGRESS EASEMENT WILL BE DEDICATED FOR ACCESS TO MAIN STREET (ROUTE 236).
- WAIVERS OF ZONING ORDINANCE §4.4 AND SUBDIVISION ORDINANCE §2.2 ARE HEREBY REQUESTED TO WAIVE THE REQUIREMENT OF CONSTRUCTING PEDESTRIAN FACILITIES.
- A MODIFICATION OF THE PROJECT BOUNDARY TRANSITIONAL YARD AND FENCING REQUIREMENTS OF ZONING ORDINANCE §4.5.5.C.2(b) IS HEREBY REQUESTED.
- A MODIFICATION OF THE MASTER DEVELOPMENT PLAN CHECKLIST REQUIREMENT TO LOCATE ALL TREES ON THE PROJECT HAVING A DIAMETER OF FIVE (5) INCHES OR GREATER IS HEREBY REQUESTED.
- A WAIVER OF THE REQUIREMENT TO SUBMIT A WATER QUALITY IMPACT ASSESSMENT (WQIA) IS HEREBY REQUESTED.

SITE TABULATIONS

SITE AREA :

<u>EXISTING</u>			<u>PROPOSED</u>		
PARCEL 122A	131,627 ♣	(3.022 Ac)	PARCEL 122A1	60,395 ♣	(1.387 Ac)
PARCEL 123	211,016 ♣	(4.844 Ac)	PARCEL 123	211,016 ♣	(4.844 Ac)
OUTLET ROAD	16,792 ♣	(0.385 Ac)	OUTLET ROAD	16,792 ♣	(0.385 Ac)
			LOTS 1-10	19,200 ♣	(0.441 Ac)
			PARCEL "A"	52,032 ♣	(1.194 Ac)
TOTAL	359,435 ♣	(8.251 Ac)	TOTAL	359,435 ♣	(8.251 Ac)

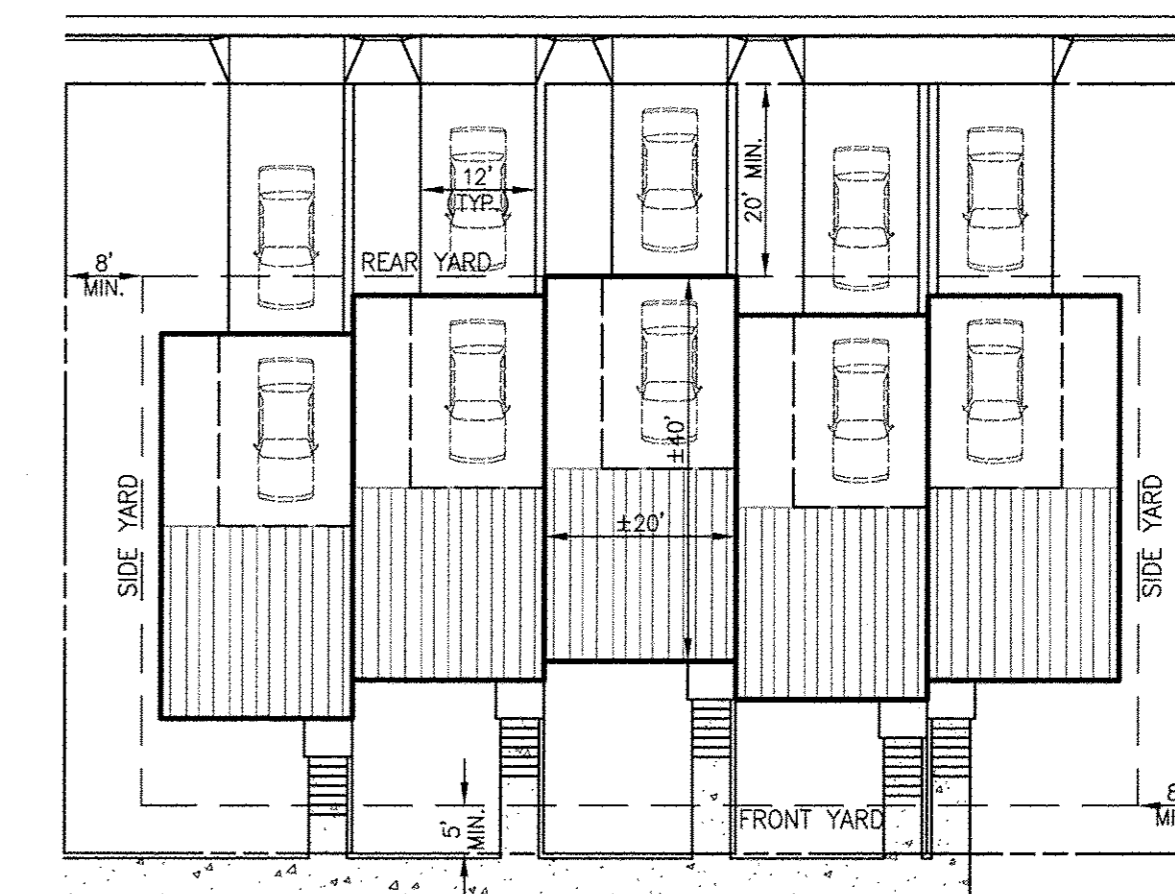
CHURCH TOTAL = 6,616 Ac
TOWNHOUSE TOTAL = 1,635 Ac

PD-M ZONE

	<u>REQUIRED</u>	<u>PROVIDED</u>
NUMBER OF UNITS	---	10 Single-family Attached
MINIMUM SITE AREA	2 Ac	8.251 Ac
MAXIMUM DENSITY	N/A	6.1 DU/Ac
MAXIMUM FLOOR AREA RATIO	N/A	0.16 (43,000 ♣ Church + 16,000 ♣ Townhouses = 59,000 ♣ Total)
MINIMUM LOT AREA	N/A	1,600 ♣
MINIMUM LOT WIDTH	N/A	20'
MAXIMUM BUILDING HEIGHT	N/A	40' for Residential ±32' for Existing Church ±100' for Existing Church Spire
MINIMUM YARDS	N/A	See Typical Lot Detail
MINIMUM RECREATION & OPEN SPACE AREA	20%	See Sheet 9

PARKING TABULATIONS

TOWNHOUSES : (10 Units)	
PARKING REQUIRED (2 Spaces/Unit)	20 Spaces
PARKING IN GARAGES	10 Spaces
PARKING IN DRIVEWAYS	+ 10 Spaces
SURFACE PARKING ON PROPOSED PRIVATE STREETS	+ 10 Spaces
PARKING PROVIDED	30 Spaces
CHURCH : (404 Seats)	
PARKING REQUIRED (1 Space/4 Seats)	101 Spaces
PRE-DEVELOPMENT PARKING TOTAL	182 Spaces
PARKING REMOVED FOR TOWNHOUSE DEVELOPMENT	- 72 Spaces
PARKING PROVIDED WITH FUTURE PARKING LOT	+ 38 Spaces
PARKING PROVIDED	148 Spaces
DAY CARE : (8,500 SF)	
PARKING REQUIRED (5 Spaces/1,000 SF)	43 Spaces
PARKING PROVIDED	43 Spaces
TOTAL FOR ALL USES :	
PARKING REQUIRED (20 + 101 + 43)	164 Spaces
PARKING PROVIDED (30 + 148 + 43)	221 Spaces

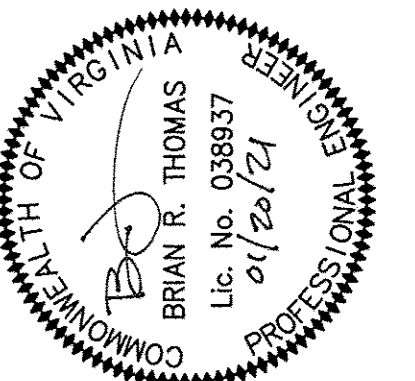


TYPICAL LOT LAYOUT

SCALE : 1" = 20'

NO. DATE REVISION PRIORITY TO APPROVAL
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 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 Associates
 5969 Pender Dr., Ste. 210 Fairfax, VA 22030 703-285-7555 Fax: 703-275-8995
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NOTES & DETAILS
FAIRFAX
PRESBYTERIAN
CHURCH
 CITY OF FAIRFAX, VIRGINIA



NO.	REVISION	DATE	APPROVED

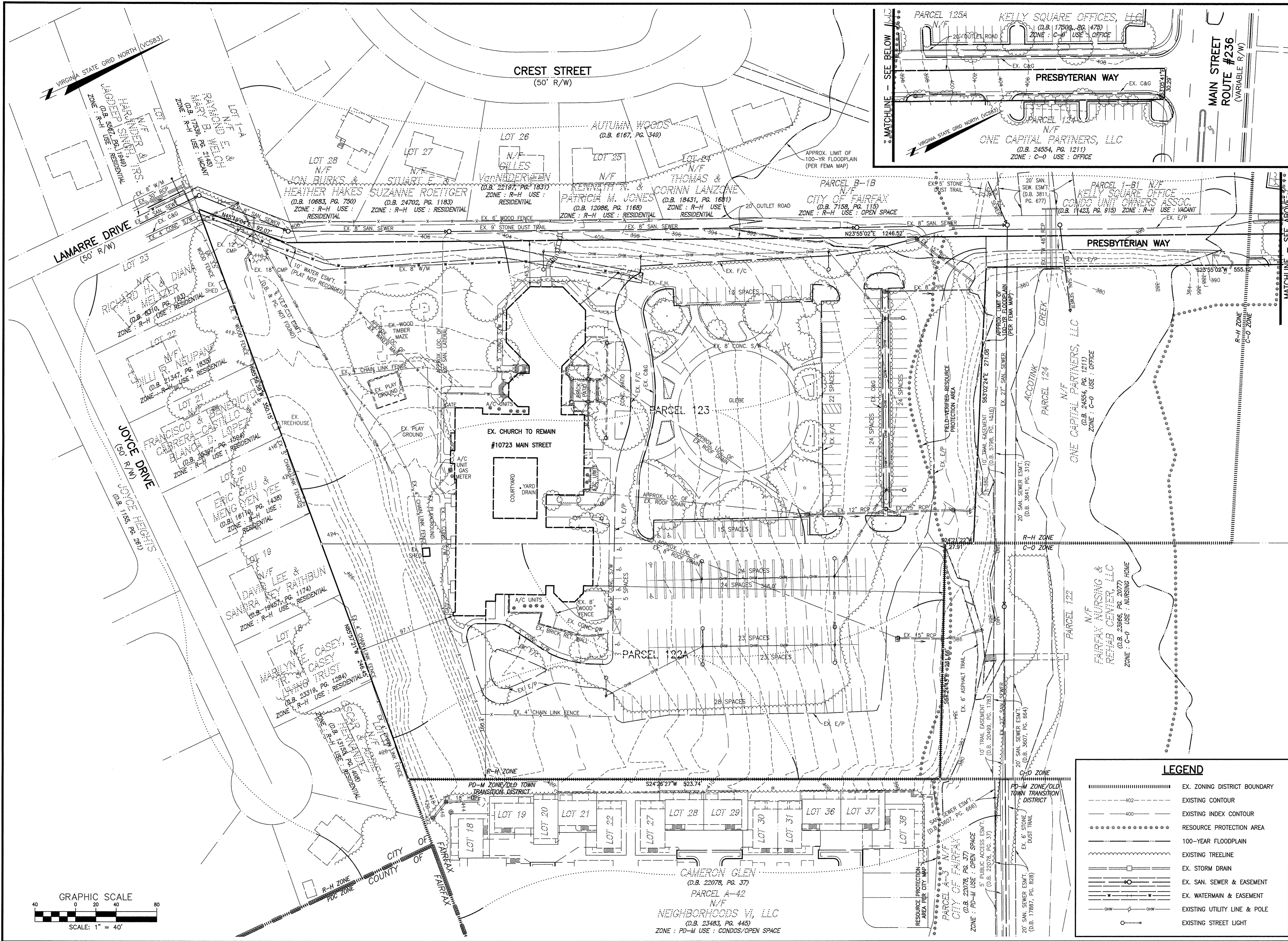
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KJV	KJV	JAN. 2021	2021	30
APPROVED	HMF			

SHEET	OF
2	15

PRJ NO: 2017-2570

TYPE: MDP

Attached Xrefs:



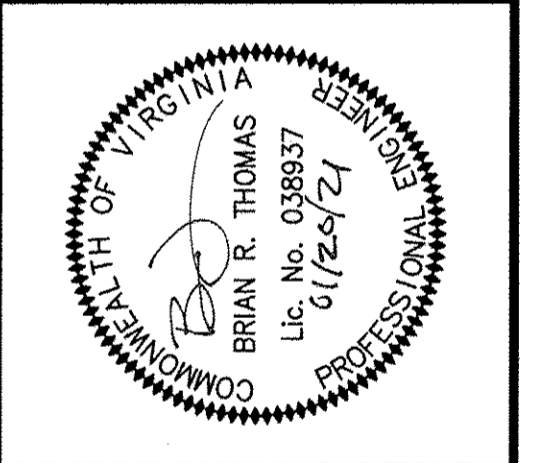
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EXISTING CONDITIONS PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAFT	KJV	KJV	APPROVED	HMF	DATE	JAN. 2021	SCALE	AS SHOWN	NO.	NO.	NO.
SHEET	3		OF		15		PRJ NO: 2017-2570		TYPE: MDP			

LEGEND

-----	EX. ZONING DISTRICT BOUNDARY
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
.....	RESOURCE PROTECTION AREA
-----	100-YEAR FLOODPLAIN
-----	EXISTING TREELINE
-----	EX. STORM DRAIN
-----	EX. SAN. SEWER & EASEMENT
-----	EX. WATERMAIN & EASEMENT
-----	EXISTING UTILITY LINE & POLE
-----	EXISTING STREET LIGHT

VIRGINIA STATE GRID NORTH (VCS83)

CREST STREET
(50' R/W)

LAMARRE DRIVE
(50' R/W)

JOYCE DRIVE
(50' R/W)

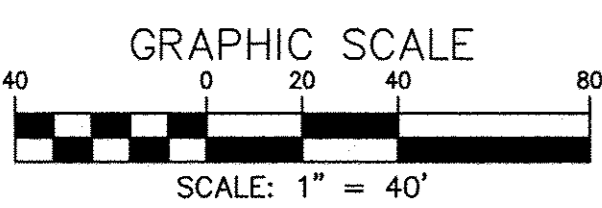
MATCHLINE - SEE BELOW

VIRGINIA STATE GRID NORTH (VCS83)

PRESBYTERIAN WAY

MAIN STREET
ROUTE #236
(VARIABLE R/W)

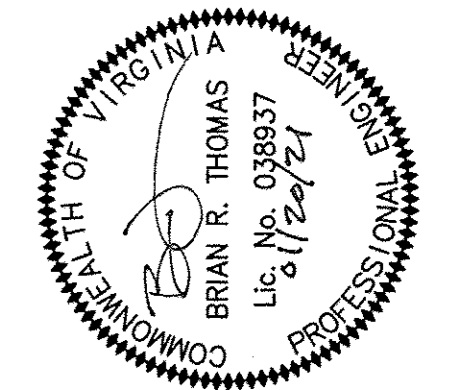
MATCHLINE - SEE ABOVE



LEGEND

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- # EXISTING TREE

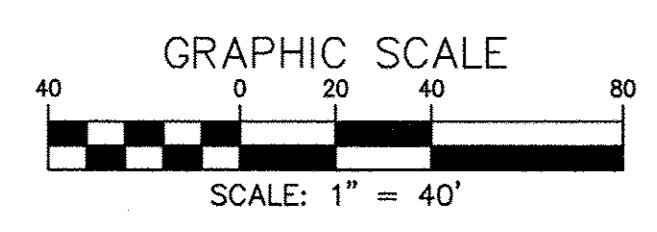
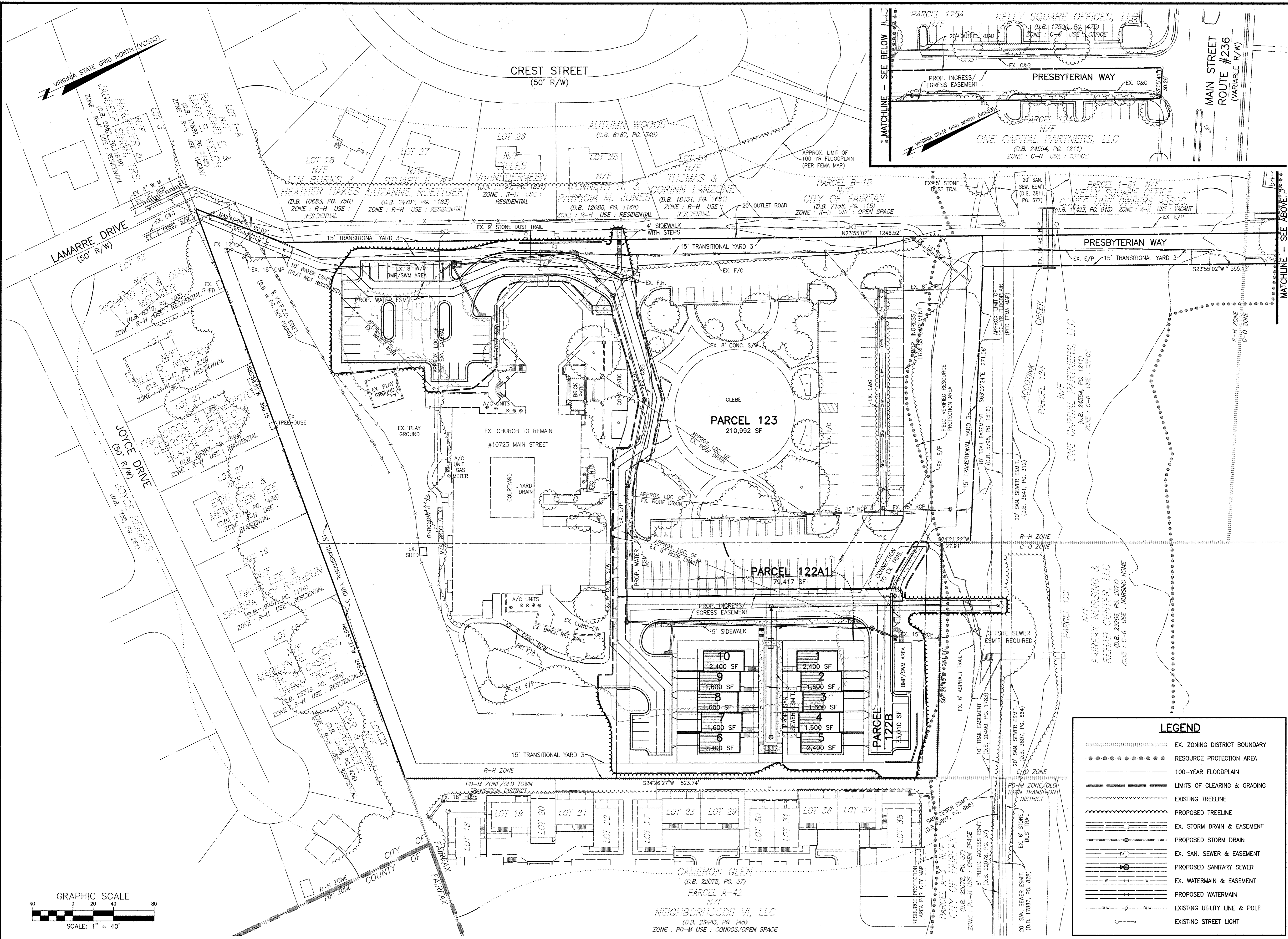
TREE SURVEY
FAIRFAX PRESBYTERIAN CHURCH
CITY OF FAIRFAX, VIRGINIA



NO.	DATE	REVISION	BY	APPROVED

DESIGN	PRANT	SCALE	40'
KIV	DATE	HORIZ.	1" = 40'
APPROVED	JAN. 2021	VERT.	---
HMF			
SHEET	OF	PRJ NO:	2017-2570
4	15	TYPE:	MDP

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LEGEND

	EX. ZONING DISTRICT BOUNDARY
	RESOURCE PROTECTION AREA
	100-YEAR FLOODPLAIN
	LIMITS OF CLEARING & GRADING
	EXISTING TREELINE
	PROPOSED TREELINE
	EX. STORM DRAIN & EASEMENT
	PROPOSED STORM DRAIN
	EX. SAN. SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
	EXISTING UTILITY LINE & POLE
	EXISTING STREET LIGHT

LAYOUT & CONCEPTUAL UTILITY PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

REVISION PRIOR TO APPROVAL

NO.	DATE	DESCRIPTION	REVISIONS

DESIGN: KJV
 APP'D: HVE
 DATE: JAN. 2021
 SCALE: HORIZ: 1" = 40'
 VERT: 1" = 10'

SHEET 6 OF 15
 PRJ NO: 2017-2570
 TYPE: MDP

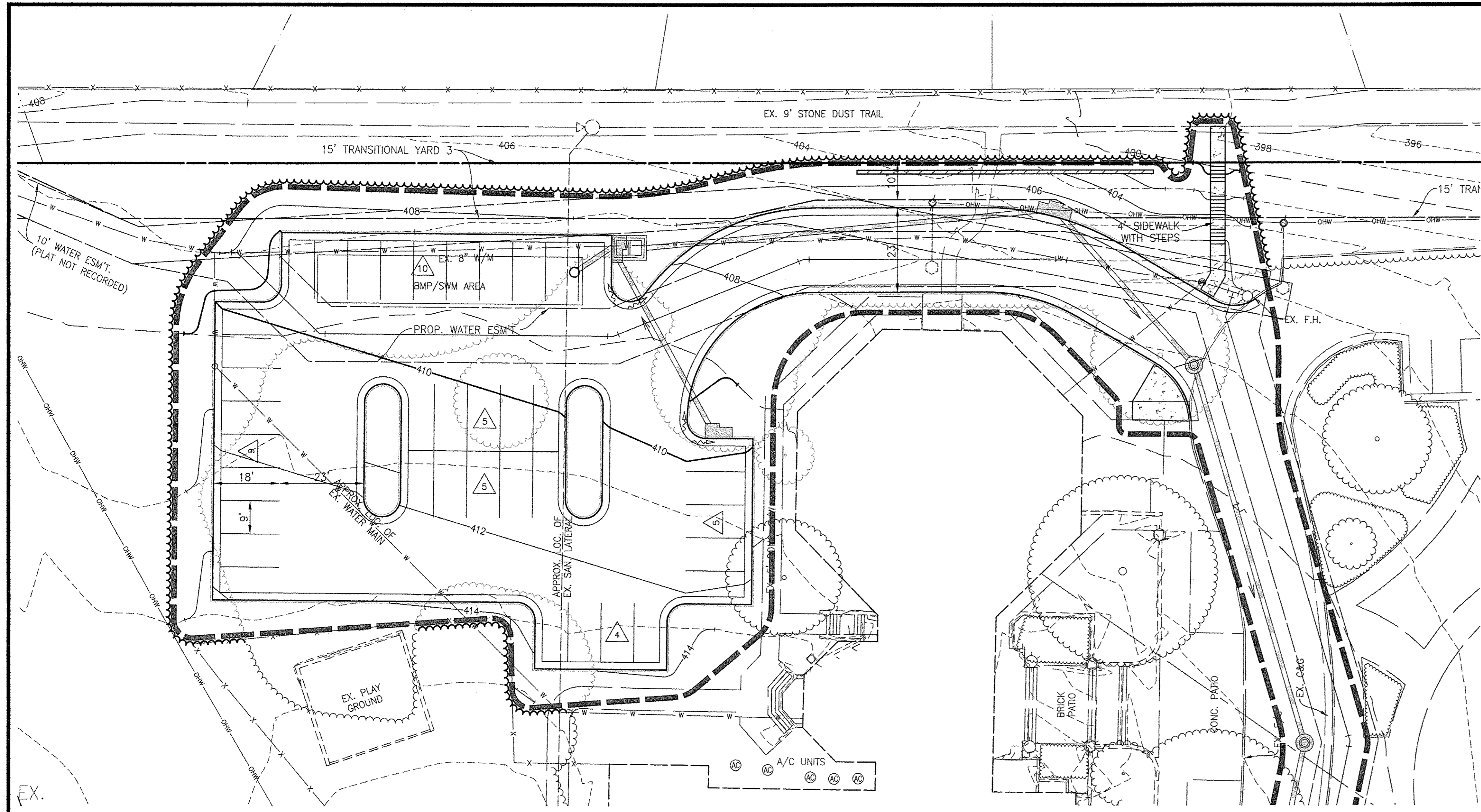
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Approved by: [Signature]

Professional Seal: COMM. OF VIRGINIA, BRIAN R. THOMAS, Lic. No. 039937, 01/21/21, PROFESSIONAL ENGINEER

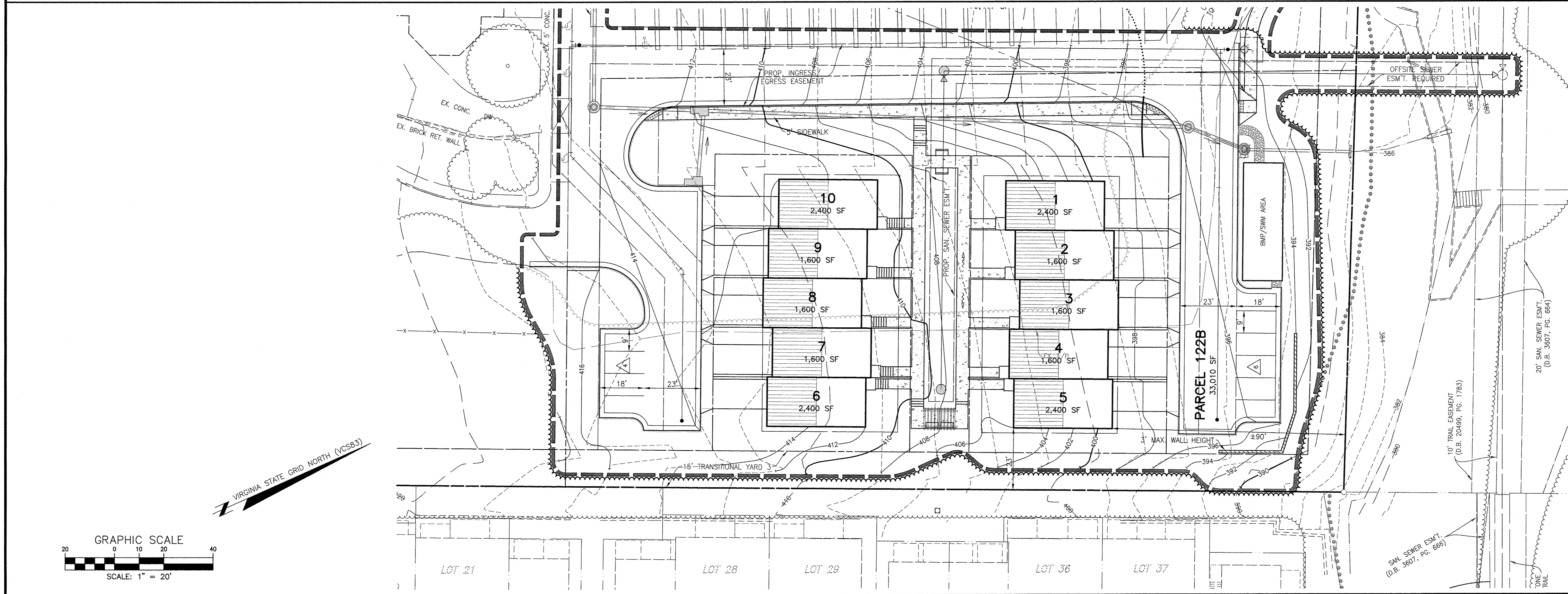
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VIRGINIA STATE GRID NORTH (VCSB3)

LEGEND

- EX. ZONING DISTRICT BOUNDARY
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- RESOURCE PROTECTION AREA
- 100-YEAR FLOODPLAIN
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT



PRELIMINARY GRADING PLAN

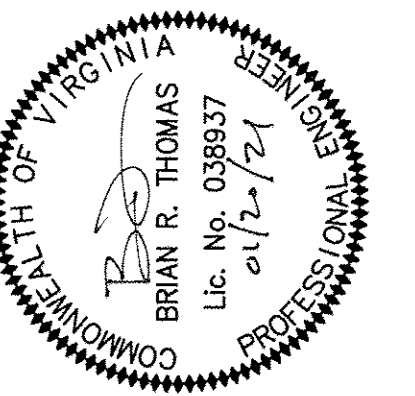
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CITY OF FAIRFAX, VIRGINIA

REVISION PRIOR TO APPROVAL

NO. DATE

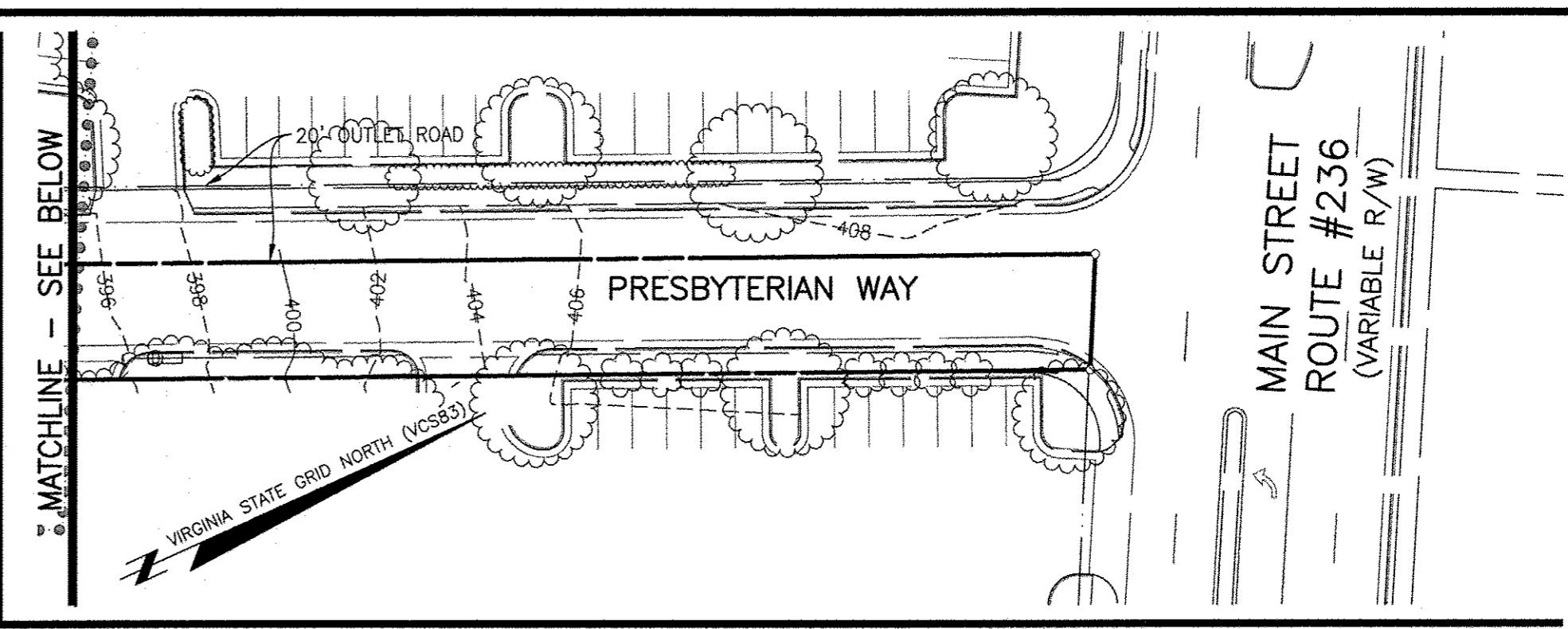
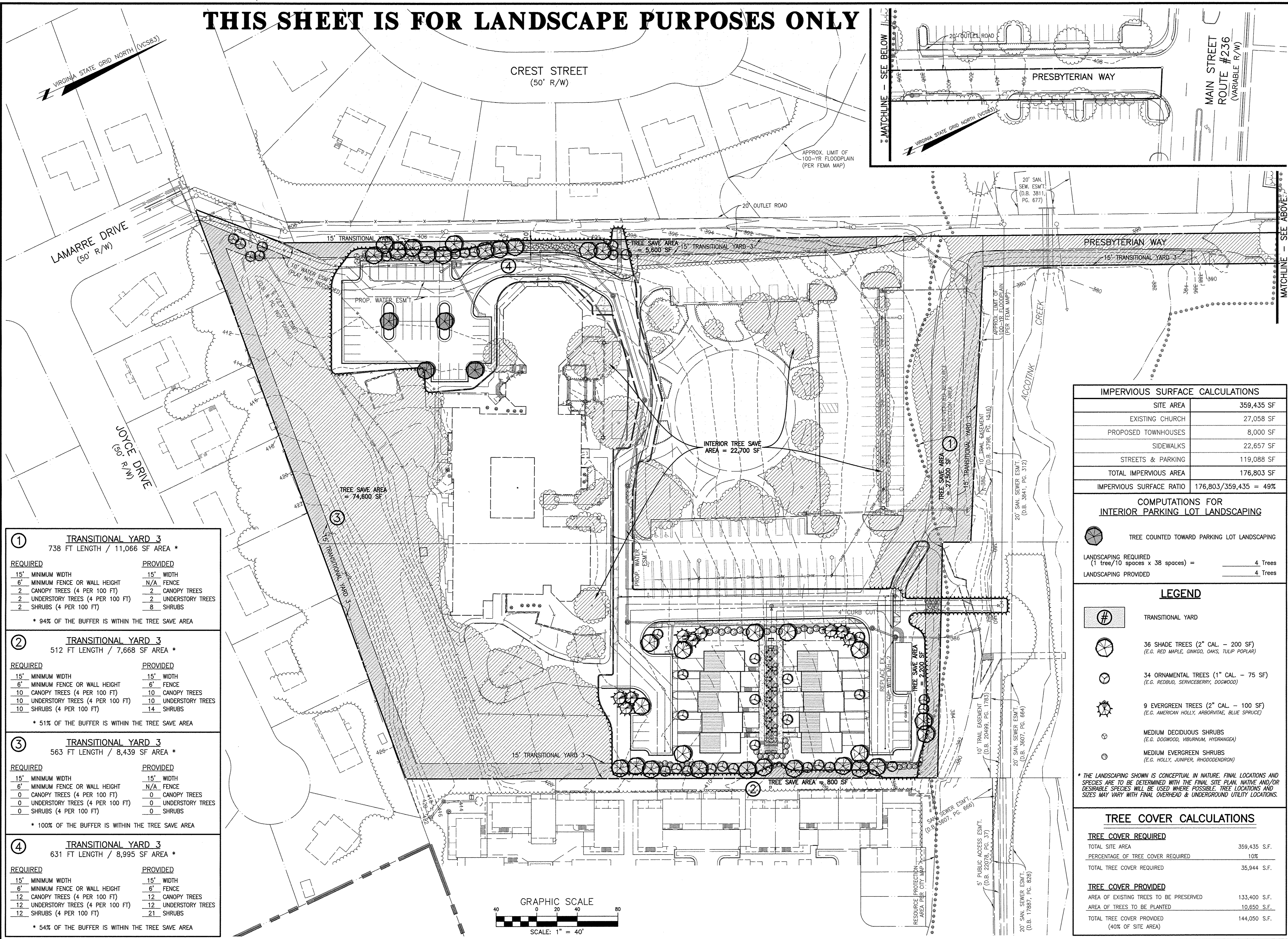
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NO.	DATE	DESCRIPTION	REVISIONS

DESIGN	KJV	DATE	JAN 11 2021
DRAFT	KJV	SCALE	HORIZ 1" = 20'
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SHEET 7 OF 15		PRJ NO: 2017-2570	
TYPE: MDP			

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



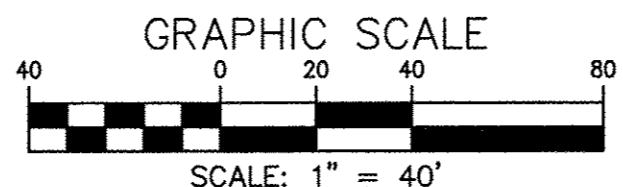
<p>① TRANSITIONAL YARD 3 738 FT LENGTH / 11,066 SF AREA *</p> <table border="0"> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>15' MINIMUM WIDTH</td> <td>15' WIDTH</td> </tr> <tr> <td>6' MINIMUM FENCE OR WALL HEIGHT</td> <td>N/A FENCE</td> </tr> <tr> <td>2 CANOPY TREES (4 PER 100 FT)</td> <td>2 CANOPY TREES</td> </tr> <tr> <td>2 UNDERSTORY TREES (4 PER 100 FT)</td> <td>2 UNDERSTORY TREES</td> </tr> <tr> <td>2 SHRUBS (4 PER 100 FT)</td> <td>8 SHRUBS</td> </tr> </table> <p>* 94% OF THE BUFFER IS WITHIN THE TREE SAVE AREA</p>	REQUIRED	PROVIDED	15' MINIMUM WIDTH	15' WIDTH	6' MINIMUM FENCE OR WALL HEIGHT	N/A FENCE	2 CANOPY TREES (4 PER 100 FT)	2 CANOPY TREES	2 UNDERSTORY TREES (4 PER 100 FT)	2 UNDERSTORY TREES	2 SHRUBS (4 PER 100 FT)	8 SHRUBS
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<p>② TRANSITIONAL YARD 3 512 FT LENGTH / 7,668 SF AREA *</p> <table border="0"> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>15' MINIMUM WIDTH</td> <td>15' WIDTH</td> </tr> <tr> <td>6' MINIMUM FENCE OR WALL HEIGHT</td> <td>6' FENCE</td> </tr> <tr> <td>10 CANOPY TREES (4 PER 100 FT)</td> <td>10 CANOPY TREES</td> </tr> <tr> <td>10 UNDERSTORY TREES (4 PER 100 FT)</td> <td>10 UNDERSTORY TREES</td> </tr> <tr> <td>10 SHRUBS (4 PER 100 FT)</td> <td>14 SHRUBS</td> </tr> </table> <p>* 51% OF THE BUFFER IS WITHIN THE TREE SAVE AREA</p>	REQUIRED	PROVIDED	15' MINIMUM WIDTH	15' WIDTH	6' MINIMUM FENCE OR WALL HEIGHT	6' FENCE	10 CANOPY TREES (4 PER 100 FT)	10 CANOPY TREES	10 UNDERSTORY TREES (4 PER 100 FT)	10 UNDERSTORY TREES	10 SHRUBS (4 PER 100 FT)	14 SHRUBS
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10 UNDERSTORY TREES (4 PER 100 FT)	10 UNDERSTORY TREES											
10 SHRUBS (4 PER 100 FT)	14 SHRUBS											
<p>③ TRANSITIONAL YARD 3 563 FT LENGTH / 8,439 SF AREA *</p> <table border="0"> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>15' MINIMUM WIDTH</td> <td>15' WIDTH</td> </tr> <tr> <td>6' MINIMUM FENCE OR WALL HEIGHT</td> <td>N/A FENCE</td> </tr> <tr> <td>0 CANOPY TREES (4 PER 100 FT)</td> <td>0 CANOPY TREES</td> </tr> <tr> <td>0 UNDERSTORY TREES (4 PER 100 FT)</td> <td>0 UNDERSTORY TREES</td> </tr> <tr> <td>0 SHRUBS (4 PER 100 FT)</td> <td>0 SHRUBS</td> </tr> </table> <p>* 100% OF THE BUFFER IS WITHIN THE TREE SAVE AREA</p>	REQUIRED	PROVIDED	15' MINIMUM WIDTH	15' WIDTH	6' MINIMUM FENCE OR WALL HEIGHT	N/A FENCE	0 CANOPY TREES (4 PER 100 FT)	0 CANOPY TREES	0 UNDERSTORY TREES (4 PER 100 FT)	0 UNDERSTORY TREES	0 SHRUBS (4 PER 100 FT)	0 SHRUBS
REQUIRED	PROVIDED											
15' MINIMUM WIDTH	15' WIDTH											
6' MINIMUM FENCE OR WALL HEIGHT	N/A FENCE											
0 CANOPY TREES (4 PER 100 FT)	0 CANOPY TREES											
0 UNDERSTORY TREES (4 PER 100 FT)	0 UNDERSTORY TREES											
0 SHRUBS (4 PER 100 FT)	0 SHRUBS											
<p>④ TRANSITIONAL YARD 3 631 FT LENGTH / 8,995 SF AREA *</p> <table border="0"> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>15' MINIMUM WIDTH</td> <td>15' WIDTH</td> </tr> <tr> <td>6' MINIMUM FENCE OR WALL HEIGHT</td> <td>6' FENCE</td> </tr> <tr> <td>12 CANOPY TREES (4 PER 100 FT)</td> <td>12 CANOPY TREES</td> </tr> <tr> <td>12 UNDERSTORY TREES (4 PER 100 FT)</td> <td>12 UNDERSTORY TREES</td> </tr> <tr> <td>12 SHRUBS (4 PER 100 FT)</td> <td>21 SHRUBS</td> </tr> </table> <p>* 54% OF THE BUFFER IS WITHIN THE TREE SAVE AREA</p>	REQUIRED	PROVIDED	15' MINIMUM WIDTH	15' WIDTH	6' MINIMUM FENCE OR WALL HEIGHT	6' FENCE	12 CANOPY TREES (4 PER 100 FT)	12 CANOPY TREES	12 UNDERSTORY TREES (4 PER 100 FT)	12 UNDERSTORY TREES	12 SHRUBS (4 PER 100 FT)	21 SHRUBS
REQUIRED	PROVIDED											
15' MINIMUM WIDTH	15' WIDTH											
6' MINIMUM FENCE OR WALL HEIGHT	6' FENCE											
12 CANOPY TREES (4 PER 100 FT)	12 CANOPY TREES											
12 UNDERSTORY TREES (4 PER 100 FT)	12 UNDERSTORY TREES											
12 SHRUBS (4 PER 100 FT)	21 SHRUBS											

IMPERVIOUS SURFACE CALCULATIONS	
SITE AREA	359,435 SF
EXISTING CHURCH	27,058 SF
PROPOSED TOWNHOUSES	8,000 SF
SIDEWALKS	22,657 SF
STREETS & PARKING	119,088 SF
TOTAL IMPERVIOUS AREA	176,803 SF
IMPERVIOUS SURFACE RATIO	176,803/359,435 = 49%

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING	
TREE COUNTED TOWARD PARKING LOT LANDSCAPING	
LANDSCAPING REQUIRED (1 tree/10 spaces x 38 spaces) =	4 Trees
LANDSCAPING PROVIDED	4 Trees

- LEGEND**
- TRANSITIONAL YARD
 - 36 SHADE TREES (2" CAL. - 200 SF)
(E.G. RED MAPLE, GINKGO, OAKS, TULIP POPLAR)
 - 34 ORNAMENTAL TREES (1" CAL. - 75 SF)
(E.G. REDBUD, SERVICEBERRY, DOGWOOD)
 - 9 EVERGREEN TREES (2" CAL. - 100 SF)
(E.G. AMERICAN HOLLY, ARBORVITAE, BLUE SPRUCE)
 - MEDIUM DECIDUOUS SHRUBS
(E.G. DOGWOOD, VIBURNUM, HYDRANGEA)
 - MEDIUM EVERGREEN SHRUBS
(E.G. HOLLY, JUNIPER, RHODODENDRON)
- * THE LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH THE FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

TREE COVER CALCULATIONS	
TREE COVER REQUIRED	
TOTAL SITE AREA	359,435 S.F.
PERCENTAGE OF TREE COVER REQUIRED	10%
TOTAL TREE COVER REQUIRED	35,944 S.F.
TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	133,400 S.F.
AREA OF TREES TO BE PLANTED	10,650 S.F.
TOTAL TREE COVER PROVIDED	144,050 S.F.
(40% OF SITE AREA)	



CONCEPTUAL LANDSCAPE PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

Charles P. Johnson & Associates, Inc.
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3999 Pender Dr., Ste. 210 Fairfax, VA 22030 703-365-7556 Fax: 703-275-8595
www.cpa.com Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Fairfax, VA

NO. DATE REVISION PRIOR TO APPROVAL

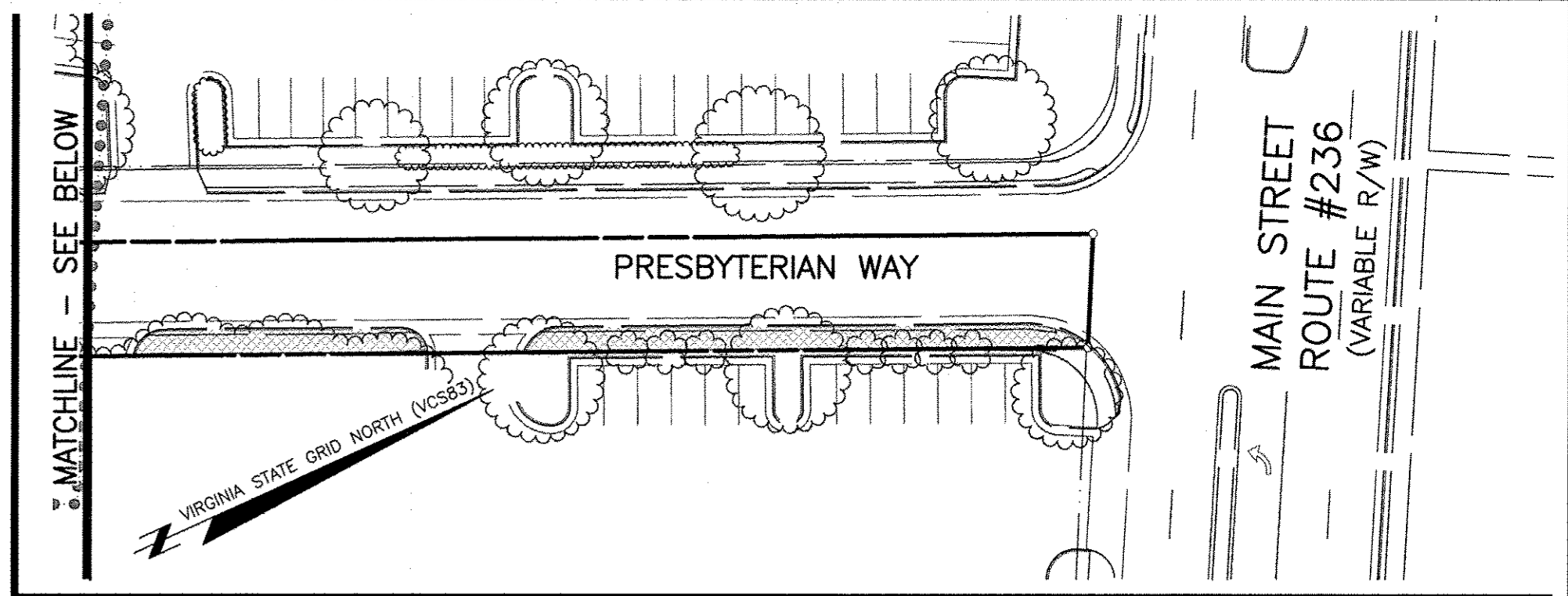
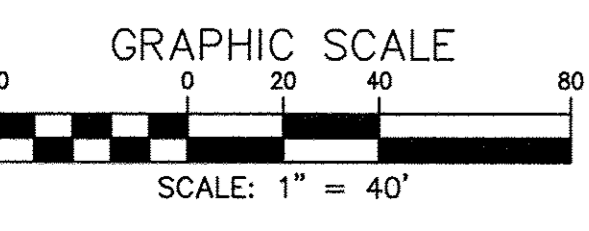
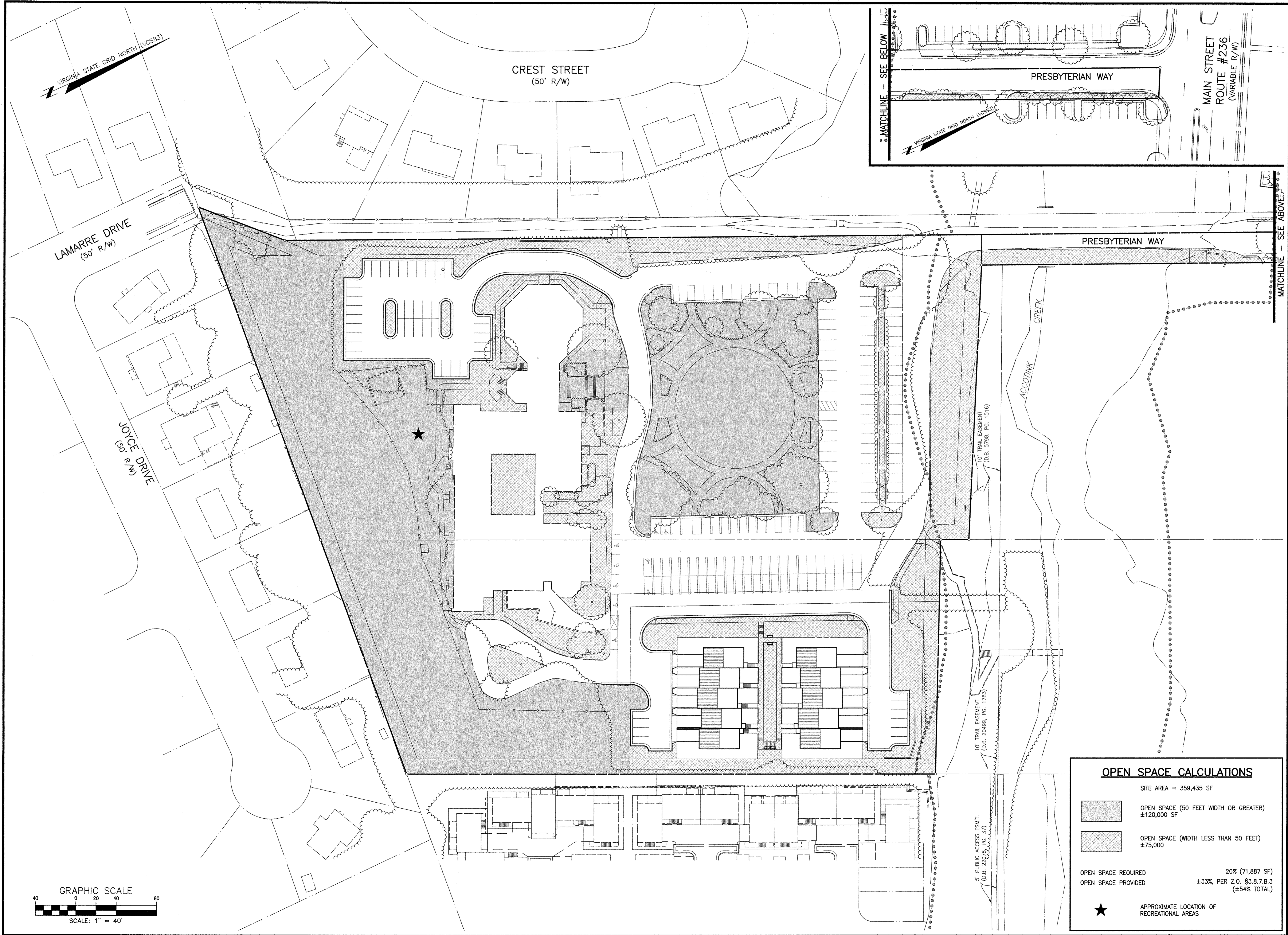
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APPROVED DATE JAN. 2021
SCALE HORIZ: 1" = 40'
VERT: ---

SHEET 8 OF 15
PRJ NO: 2017-2570
TYPE: MDP

REVIEW APPROVAL DATE

DESCRIPTION REVISIONS

Attached Files: 00-65700700-06500/XREF-R0401/XREF-R0301



OPEN SPACE CALCULATIONS	
SITE AREA	= 359,435 SF
OPEN SPACE (50 FEET WIDTH OR GREATER)	±120,000 SF
OPEN SPACE (WIDTH LESS THAN 50 FEET)	±75,000
OPEN SPACE REQUIRED	20% (71,887 SF)
OPEN SPACE PROVIDED	±33%, PER Z.O. §3.8.7.B.3 (±54% TOTAL)
★	APPROXIMATE LOCATION OF RECREATIONAL AREAS

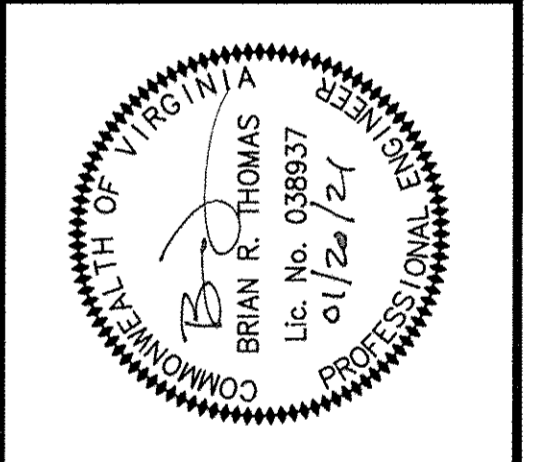
NO.	DATE	REVISION	PRIOR TO APPROVAL

CPJ Charles P. Johnson & Associates, Inc.
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 3959 Pender Dr., Ste. 310 Fairfax, VA 22030 703-585-7555 Fax: 703-272-8995
 Annapolis • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

RECREATION & OPEN SPACE PLAN

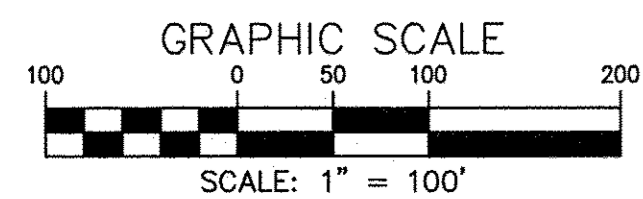
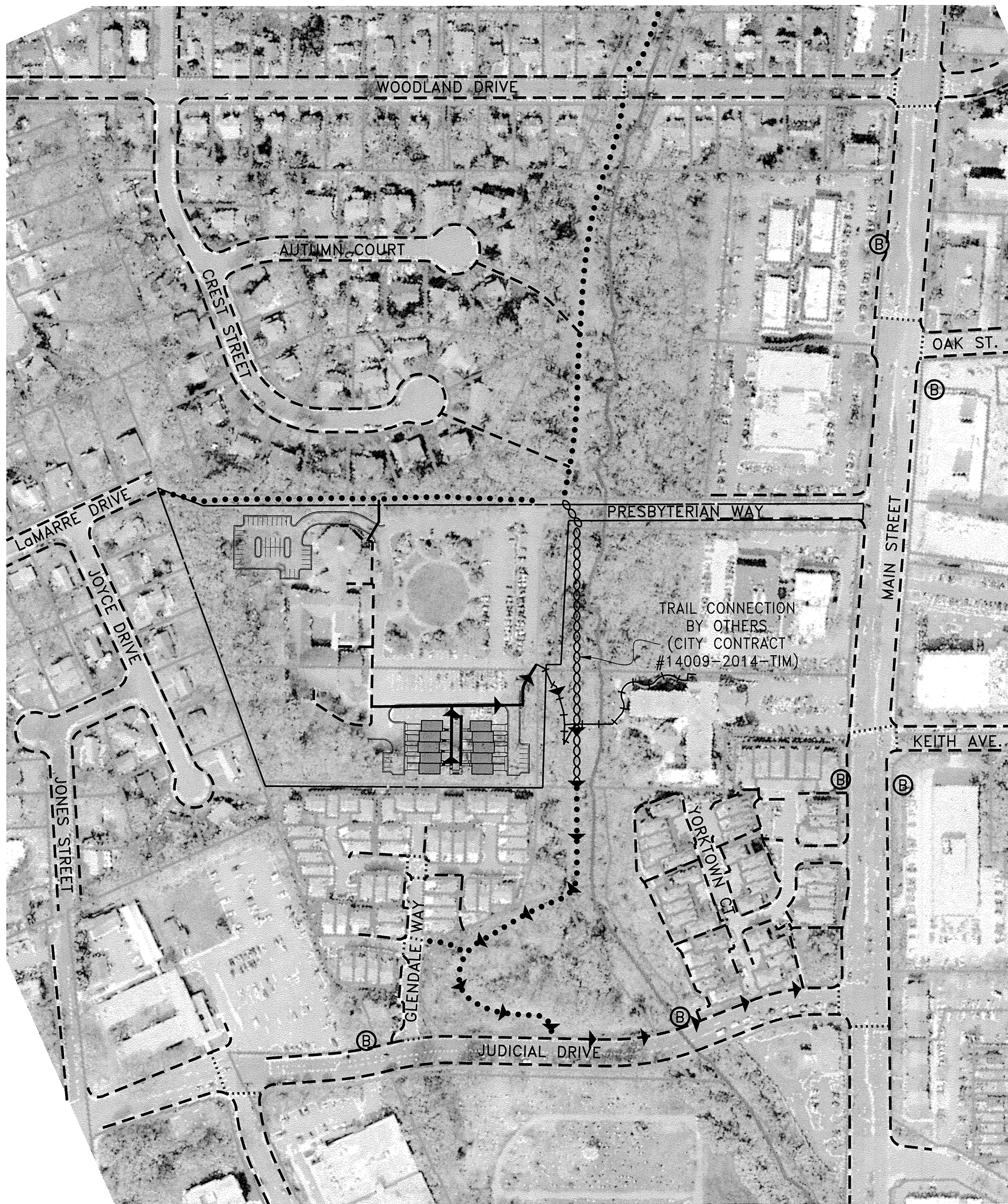
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

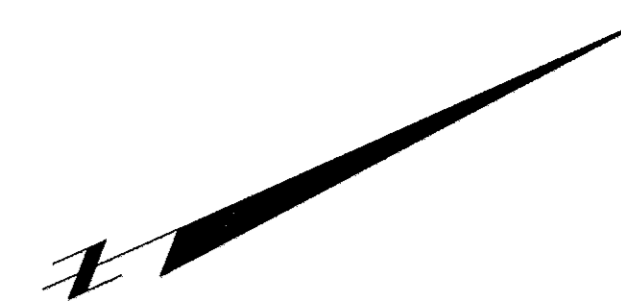


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HMF	HMF				

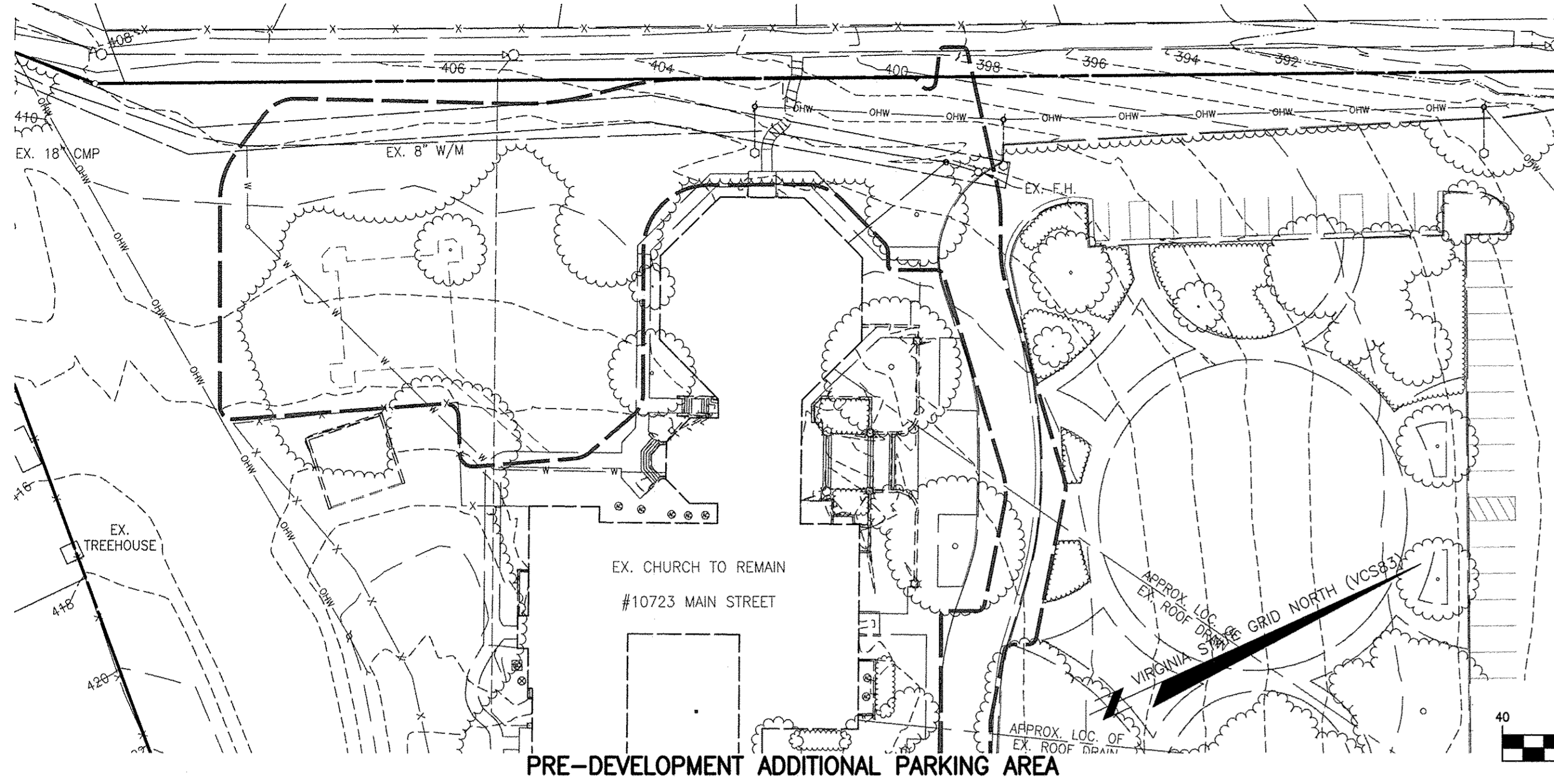
SHEET 9 OF 15
 PRJ NO: 2017-2570
 TYPE: MDP



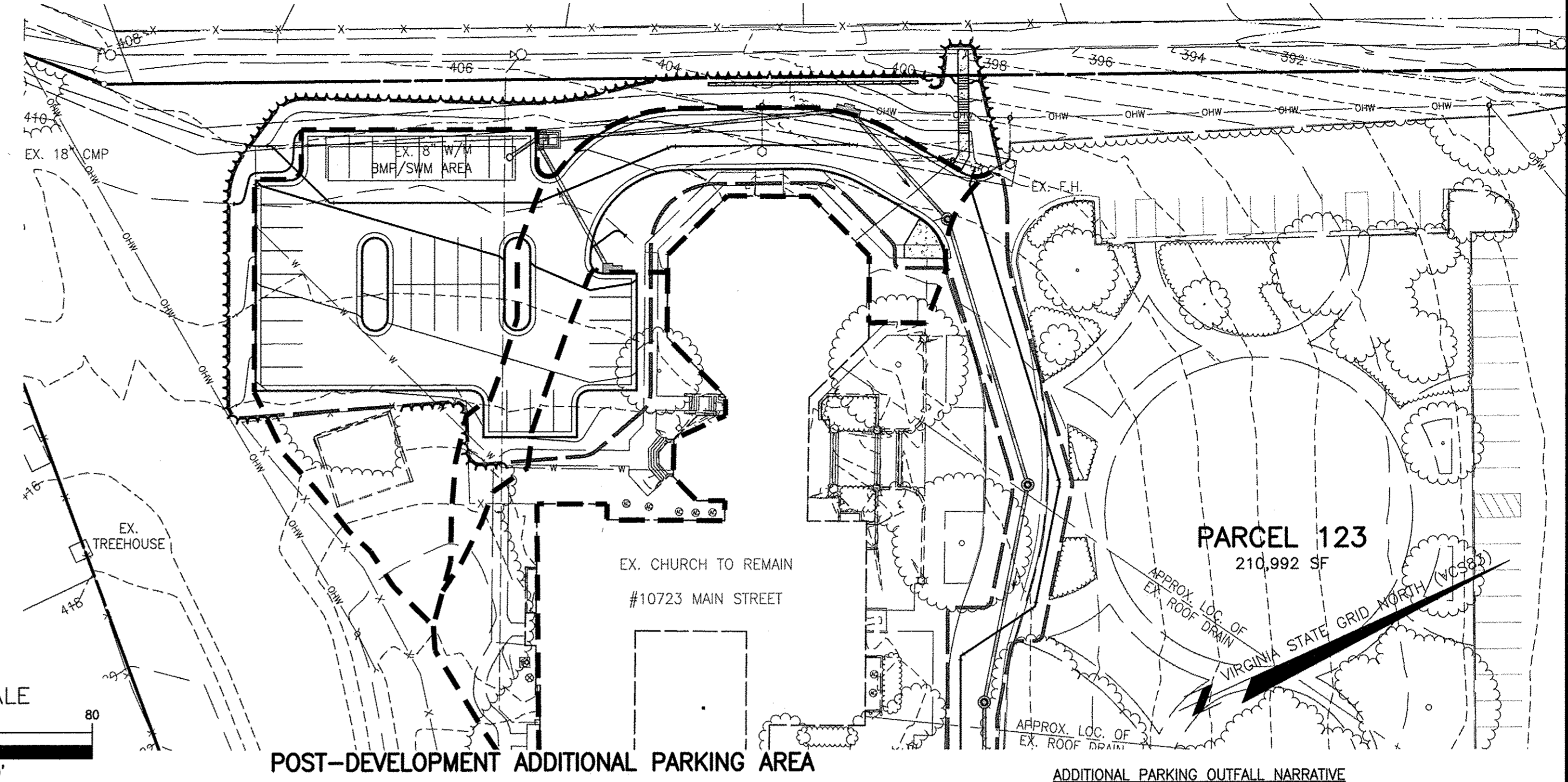
LEGEND	
—+—+—+—+—+—	EXISTING PAVED WALK NOT WITHIN RIGHT-OF-WAY OR EASEMENT
- - - - -	EXISTING PAVED SIDEWALK OR TRAIL
•••••	EXISTING STONE DUST TRAIL
.....	EXISTING CROSSWALK
—————	PROPOSED PAVED SIDEWALK
⊗⊗⊗⊗⊗⊗⊗	FUTURE JUDICIAL DR. TRAIL CONNECTION
-▶-▶-▶-▶-	PREFERRED PATH TO MAIN STREET FROM PROPOSED TOWNHOUSES
(B)	EXISTING BUS STOP



<p>PEDESTRIAN CONNECTION PLAN</p> <p>FAIRFAX PRESBYTERIAN CHURCH</p> <p>CITY OF FAIRFAX, VIRGINIA</p>					
<p>NO.</p>	<p>DATE</p>	<p>REVISION</p>	<p>PRIOR TO APPROVAL</p>	<p>Charles P. Johnson & Associates, Inc. civil and environmental engineers • planners • landscape architects • surveyors 5959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-272-8695 www.cpaia.com • Silver Spring, MD • Catlett, VA • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA</p>	
<p>DESIGN</p>	<p>DRAFT</p>	<p>APPROVED</p>	<p>DATE</p>	<p>SCALE</p>	<p>REVIEW APPROVAL DATE</p>
<p>KJV</p>	<p>KJV</p>	<p>HMF</p>	<p>JAN. 2021</p>	<p>1" = 100'</p>	<p>BY</p>
<p>SHEET</p>	<p>OF</p>				
<p>10</p>	<p>15</p>				
<p>PRJ NO: 2017-2570</p>					
<p>TYPE: MDP</p>					



PRE-DEVELOPMENT ADDITIONAL PARKING AREA
SCALE: 1" = 40'



POST-DEVELOPMENT ADDITIONAL PARKING AREA
SCALE: 1" = 40'

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space		0.23	0.00	0.09	0.32
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.05	0.00	0.28	0.33
Impervious Cover (acres)	0.00	0.00	0.01	0.01	0.01
Totals					0.66

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.14	0.00	0.11	0.25
Impervious Cover (acres)		0.14	0.00	0.27	0.41
Area Check	OK.	OK.	OK.	OK.	0.66

Stormwater Quantity Summary - Additional Parking Area

	1-Year Storm Channel Protection (cfs)	2-Year Storm (cfs)	10-Year Storm Flood Protection (cfs)
Pre Development	0.56	0.91	2.17
Post Development allowable release	0.49	0.68	1.73
Post Development Release	0.48	0.67	2.15

ADDITIONAL PARKING OUTFALL NARRATIVE
THE OUTFALL POINT OF THIS PORTION OF THE PROJECT IS AT ACCOTINK CREEK, ABOUT 340' DOWNSTREAM OF THE EXISTING CULVERTS UNDER PRESBYTERIAN WAY, PER 9VAC25-870-66-B-4. THE RUNOFF DISCHARGES INTO A NATURAL CHANNEL, THROUGH AN EXISTING MAN-MADE STORM SEWER, AN UNDERGROUND DETENTION SYSTEM IS PROPOSED TO MITIGATE THE INCREASE IN IMPERVIOUS AREA FROM THE PARKING LOT. POST DEVELOPMENT RUNOFF DURING THE 1-YEAR STORM EVENT HAS BEEN REDUCED IN ACCORDANCE WITH 9VAC25-870-66-B-3-A, AND AS SUCH, CHANNEL PROTECTION REQUIREMENTS HAVE BEEN MET FOR THIS PORTION OF THE SITE.

THE POST DEVELOPMENT 2-YEAR STORM AND 10-YEAR 24-HOUR STORMS WILL HAVE PEAK RUNOFF RATES WHICH ARE LESS THAN THE PRE DEVELOPMENT CONDITION. THE LIMIT OF ANALYSIS FOR FLOOD PROTECTION IS WITHIN ACCOTINK CREEK, 340' DOWNSTREAM OF THE EXISTING CULVERTS UNDER PRESBYTERIAN WAY, PER 9VAC25-870-66-C-3-C.

SEE RUNOFF SUMMARY TABLE ON THIS SHEET.

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.01
TP LOAD REDUCTION REQUIRED (lb/yr)	0.74
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.57
TP LOAD REMAINING (lb/yr)	0.45
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.17

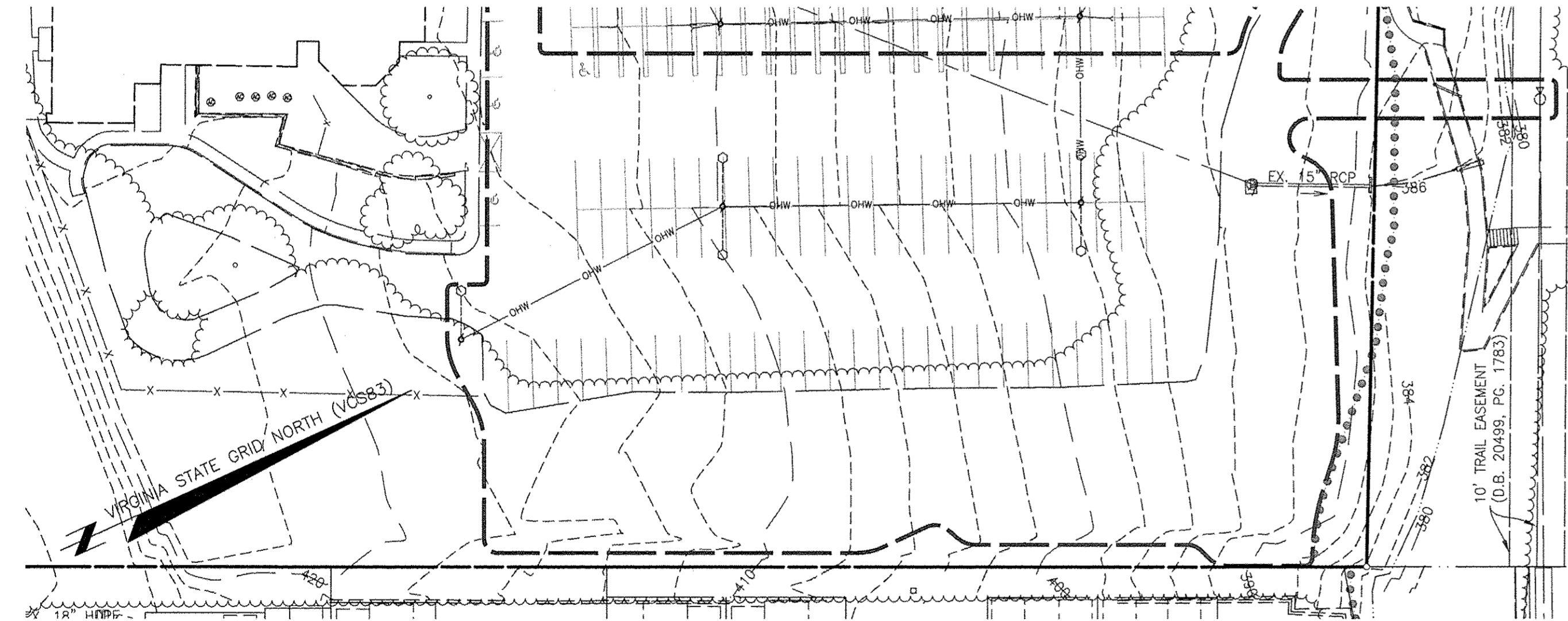
WATER QUALITY
DUE TO SITE CONSTRAINTS, SUCH AS EASEMENTS AND EXISTING UTILITIES, THIS PORTION OF THE PROJECT MEETS WATER QUALITY REQUIREMENTS THROUGH THE USE OF MANUFACTURED FILTERING DEVICES, AND A HYDRODYNAMIC SEPARATOR.

SEE VRRM SUMMARY ON THIS SHEET.

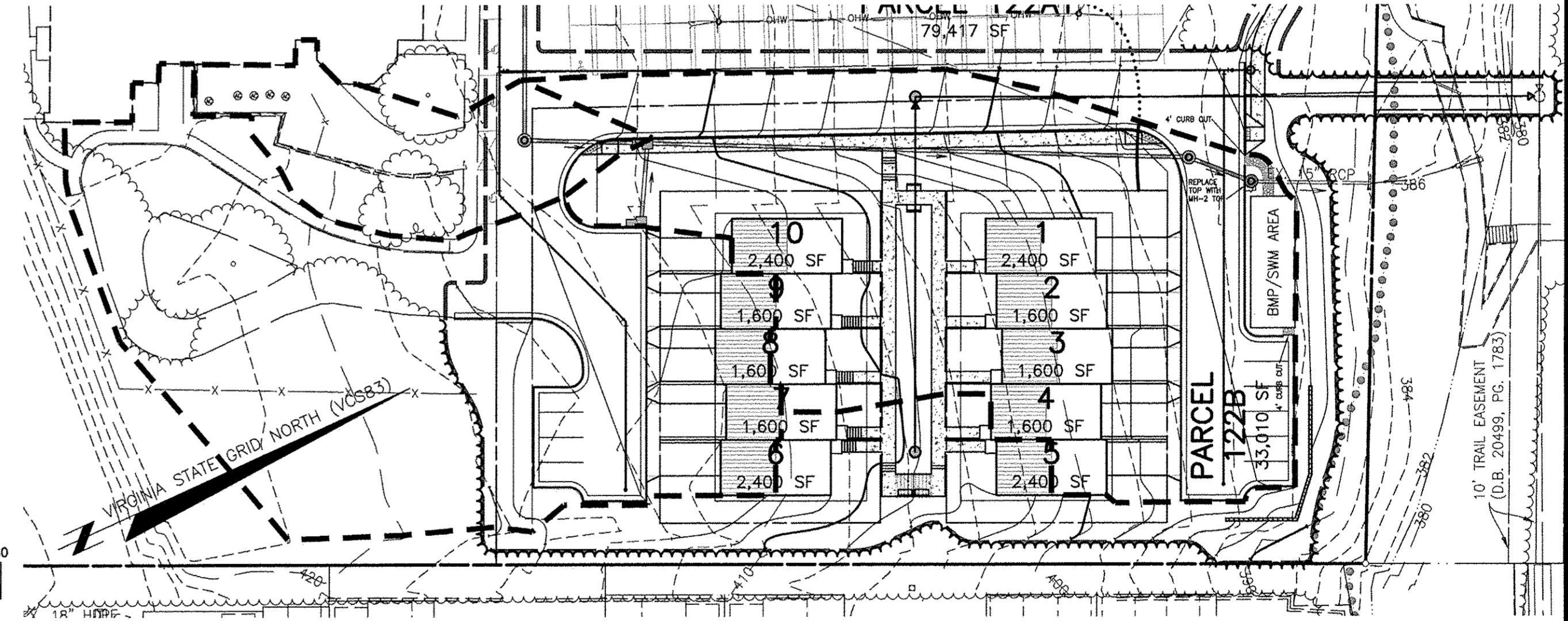
THE BMP AND SWM DESIGN MAY CHANGE AT THE TIME OF FINAL ENGINEERING. THE PROJECT MAY USE NUTRIENT CREDITS OR ALTERNATE BMP/SWM FACILITIES TO MEET THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS FOR THIS PROJECT AS NECESSARY.

14. Manufactured Treatment Devices (no RR)

Device	A Soils	B Soils	C Soils	D Soils	Totals	Device	A Soils	B Soils	C Soils	D Soils	Totals	
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.07	0.33	0	1,194	1,194	20	0.00	0.75	0.15	0.60	10.b. Wet Swale #2
10.b. Wet Swale #2 (Spec #11)	0		1,194	0	1,194	1,194	40	0.60	0.00	0.24	0.36	14.b. MTD - Filtering
14.b. Manufactured Treatment Device-Filtering	0		1,194	0	1,194	1,194	50	0.36	0.00	0.18	0.18	



PRE-DEVELOPMENT TOWNHOME AREA
SCALE: 1" = 40'



POST-DEVELOPMENT TOWNHOME AREA
SCALE: 1" = 40'

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space		0.50			0.50
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.01	0.01	0.05	0.07
Impervious Cover (acres)	0.01	0.00	0.90	0.90	0.91
Totals					1.48

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.29	0.01	0.29	0.59
Impervious Cover (acres)		0.23	0.00	0.66	0.89
Area Check	OK.	OK.	OK.	OK.	1.48

Stormwater Quantity Summary - Townhome Area

	1-Year Storm Channel Protection (cfs)	2-Year Storm (cfs)	10-Year Storm Flood Protection (cfs)
Pre Development	2.63	3.74	7.42
Post Development allowable release	1.74	3.74	7.42
Post Development Release	1.66	3.29	7.28

TOWNHOME OUTFALL NARRATIVE
THE OUTFALL POINT OF THIS PORTION OF THE PROJECT IS AT ACCOTINK CREEK, ABOUT 340' DOWNSTREAM OF THE EXISTING CULVERTS UNDER PRESBYTERIAN WAY, PER 9VAC25-870-66-B-4. THE RUNOFF DISCHARGES INTO A NATURAL CHANNEL, THROUGH AN EXISTING MAN-MADE STORM SEWER, A LEVEL 2 BIORETENTION AREA IS PROPOSED TO MITIGATE THE FORESTED AREA REMOVAL IN THIS AREA. POST DEVELOPMENT RUNOFF DURING THE 1-YEAR STORM EVENT HAS BEEN REDUCED IN ACCORDANCE WITH 9VAC25-870-66-B-3-A, AND AS SUCH, CHANNEL PROTECTION REQUIREMENTS HAVE BEEN MET FOR THIS PORTION OF THE SITE.

THE POST DEVELOPMENT 2-YEAR STORM AND 10-YEAR 24-HOUR STORMS WILL HAVE PEAK RUNOFF RATES WHICH ARE LESS THAN THE PRE DEVELOPMENT CONDITION. THE LIMIT OF ANALYSIS FOR FLOOD PROTECTION IS WITHIN ACCOTINK CREEK, 340' DOWNSTREAM OF THE EXISTING CULVERTS UNDER PRESBYTERIAN WAY, PER 9VAC25-870-66-C-3-C.

SEE RUNOFF SUMMARY TABLE ON THIS SHEET.

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.23
TP LOAD REDUCTION REQUIRED (lb/yr)	0.60
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.37
TP LOAD REMAINING (lb/yr)	0.86
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00
** TARGET TP REDUCTION EXCEEDED BY 0.77 LB/YEAR **	

THE LOW IMPACT DEVELOPMENT (LID) WATER QUALITY, BIORETENTION IS BEING PROPOSED ON THIS PORTION OF THE PROJECT TO MEET WATER QUALITY REQUIREMENTS. THE BIORETENTION FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SEE VRRM SUMMARY ON THIS SHEET.

THE BMP AND SWM DESIGN MAY CHANGE AT THE TIME OF FINAL ENGINEERING. THE PROJECT MAY USE NUTRIENT CREDITS OR ALTERNATE BMP/SWM FACILITIES TO MEET THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS FOR THIS PROJECT AS NECESSARY.

6. Bioretention (RR)

Device	A Soils	B Soils	C Soils	D Soils	Totals	Device	A Soils	B Soils	C Soils	D Soils	Totals	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	0.31	0.63	0	1,941	485	2,426	50	0.00	1.52	1.37	0.15

NO. DATE REVISION PRIOR TO APPROVAL

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www.cpaassoc.com Silver Spring, MD - Gaithersburg, MD - Annapolis, MD - Greenbelt, MD - Frederick, MD - Fairfax, VA

STORMWATER MANAGEMENT/BMP DESIGN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038837
01/26/21
PROFESSIONAL ENGINEER

DESIGN DRAFT GMP GMP APPROVED BRT DATE JAN. 2021 SCALE HORIZ: 1" = 40' VERT: 1" = 40'

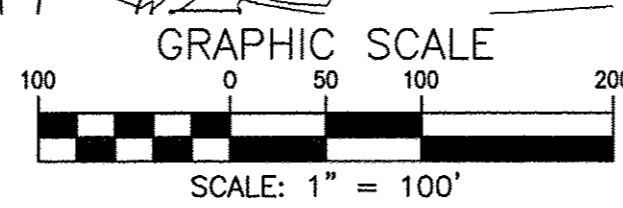
NO. DESCRIPTION REVISIONS

SHEET 11 OF 15

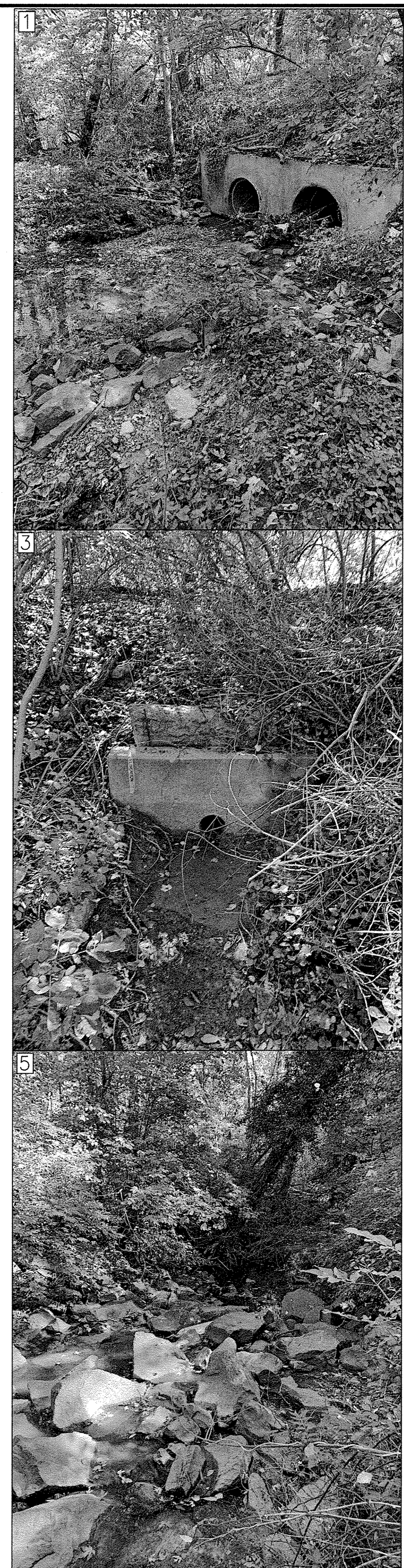
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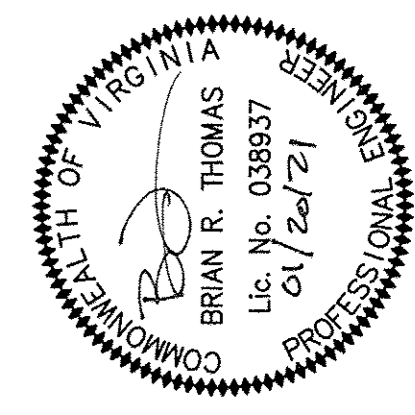
OUTFALL MAP
SCALE: 1" = 100'



VIRGINIA STATE GRID NORTH (VCS83)



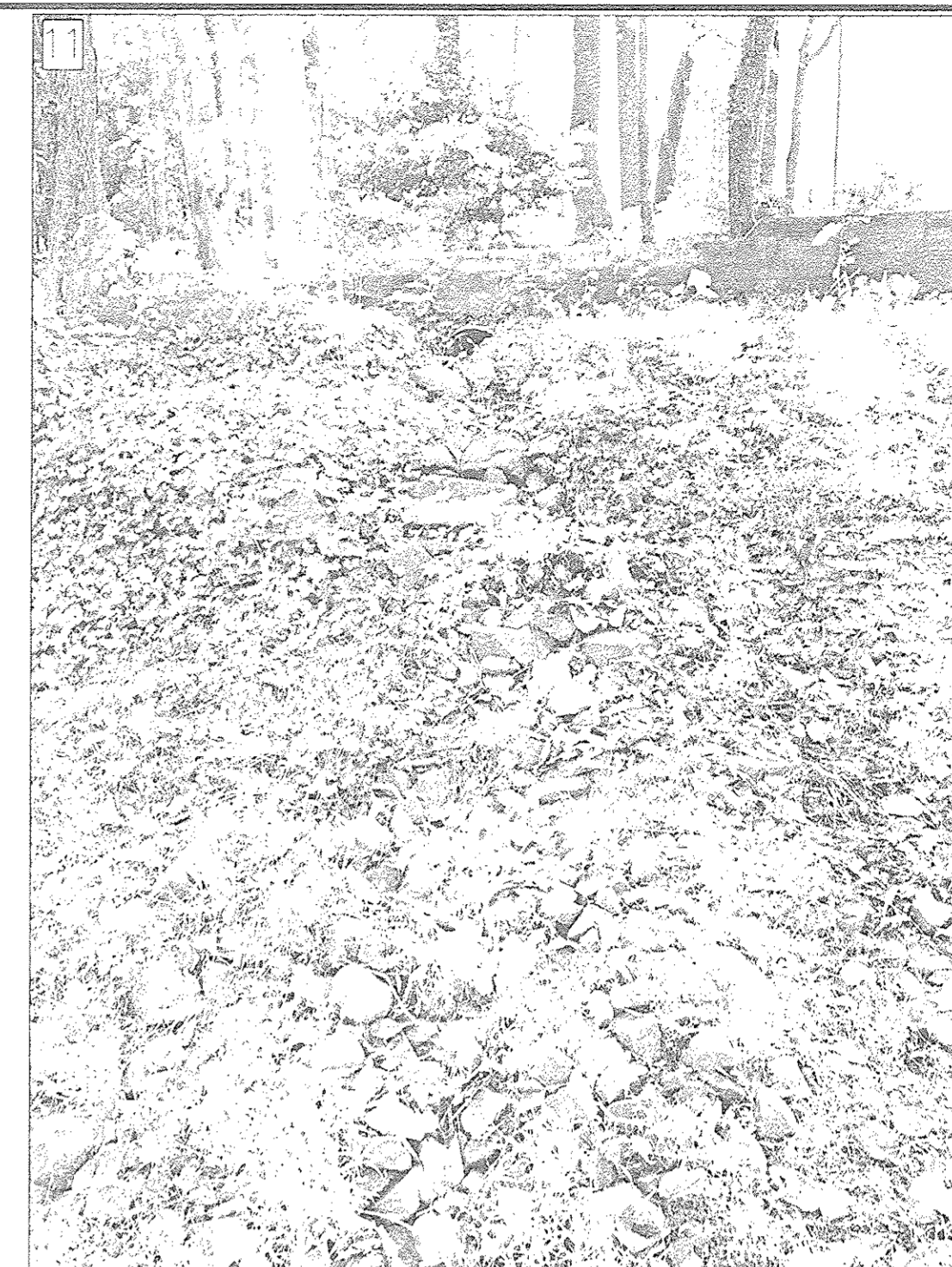
OUTFALL MAP & PHOTOS
**FAIRFAX
PRESBYTERIAN
CHURCH**
CITY OF FAIRFAX, VIRGINIA



DESIGN		DATE		SCALE	NO.
DRAFT	GMP	JAN.	2021		
SHEET	12	OF	15		
PRJ NO:	2017-2570				
TYPE:	MDP				
REVISIONS NO. DESCRIPTION REVISIONS BY APPROVED DATE					

NO. DATE REVISION PRIOR TO APPROVAL

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ASSOCIATES
 5969 Bender Dr., Ste. 210 Fairfax, VA 22030 703-865-7655 Fax: 703-272-8595
 Charlottesville - Silver Springs, MD - Gaithersburg, MD - Annapolis, MD - Greenbelt, MD - Frederick, MD - Patuxent, VA



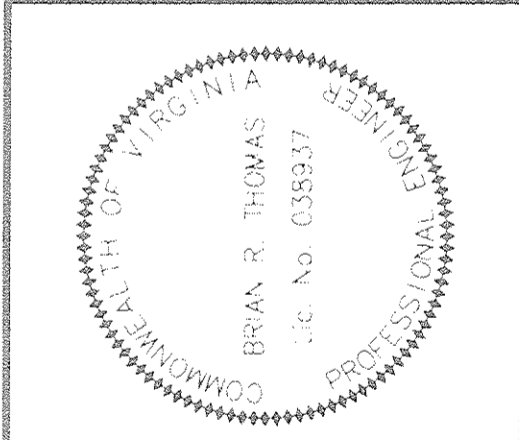
NO. DATE REVISION PRIOR TO APPROVAL

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 A PROFESSIONAL ENGINEERING FIRM
 10000 Old Dominion Blvd., Suite 200, Fairfax, VA 22031
 703.261.8800
 www.cpjva.com

OUTFALL PHOTOS

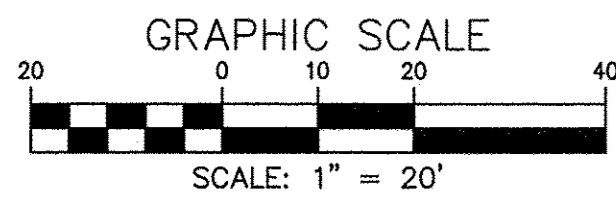
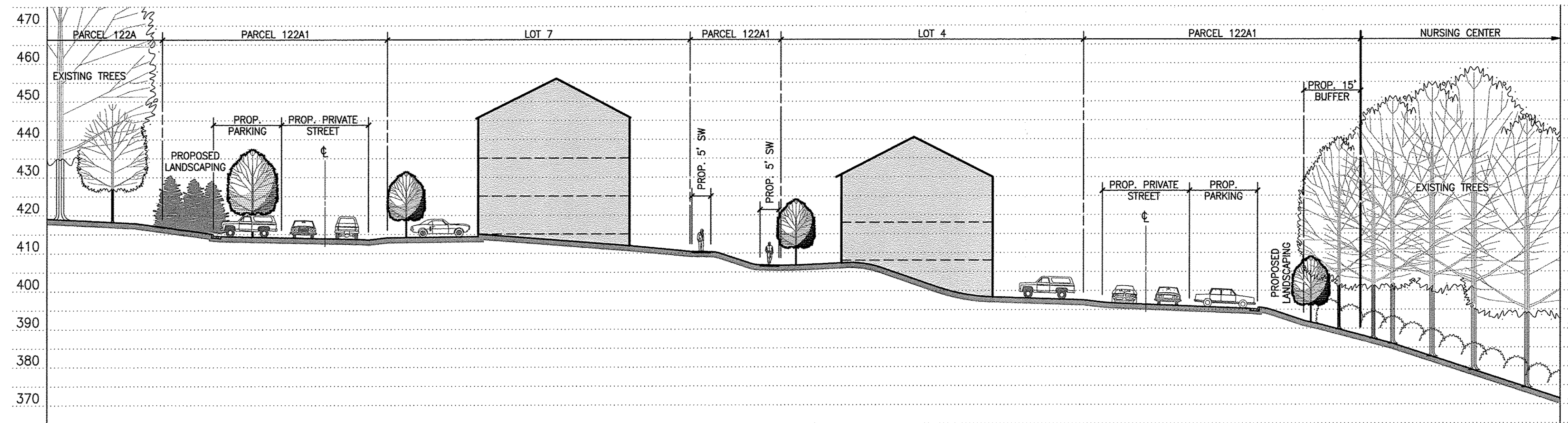
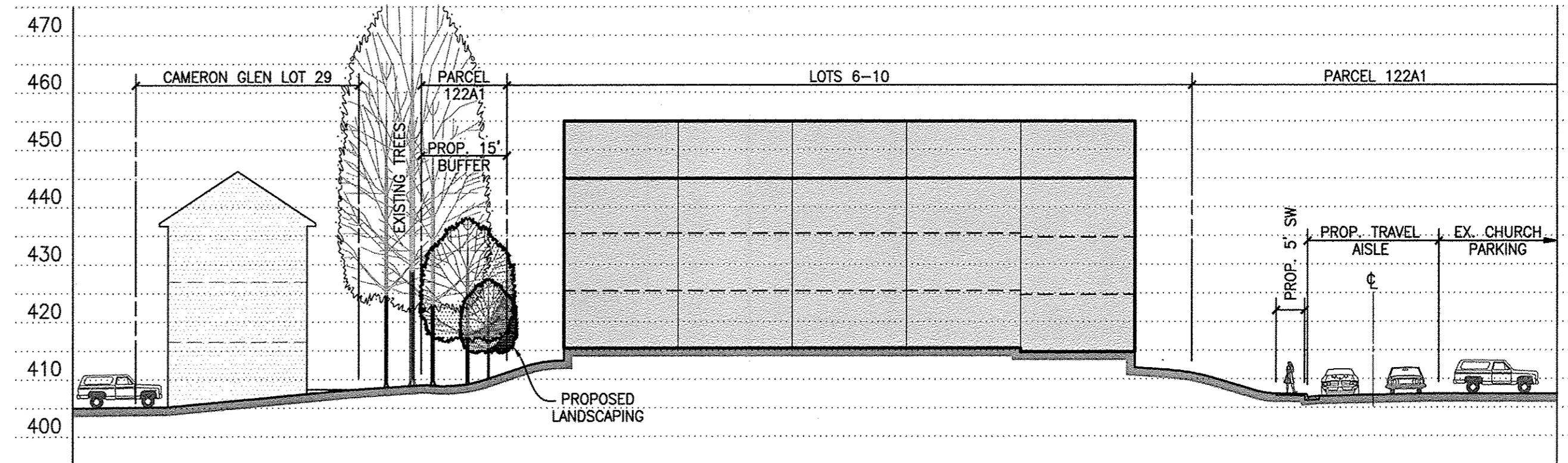
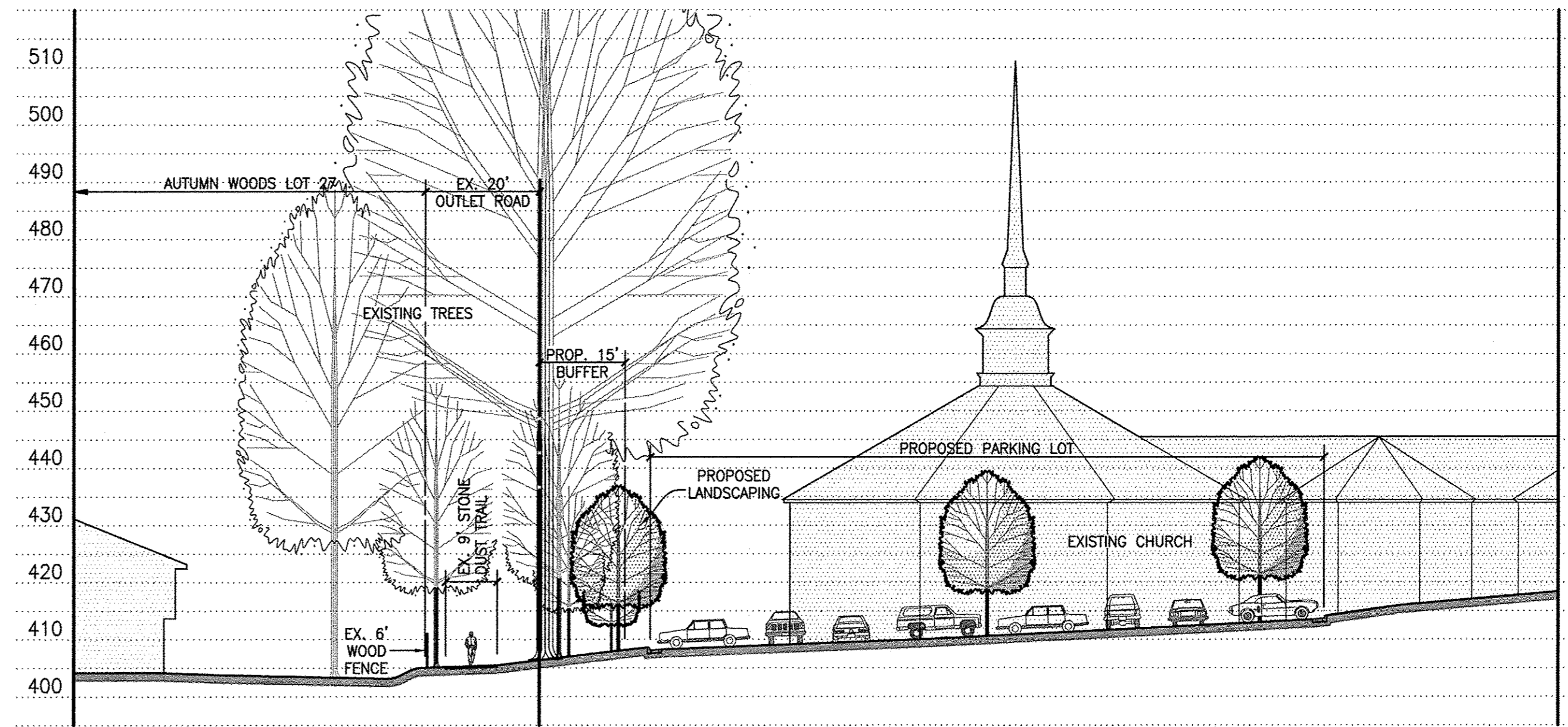
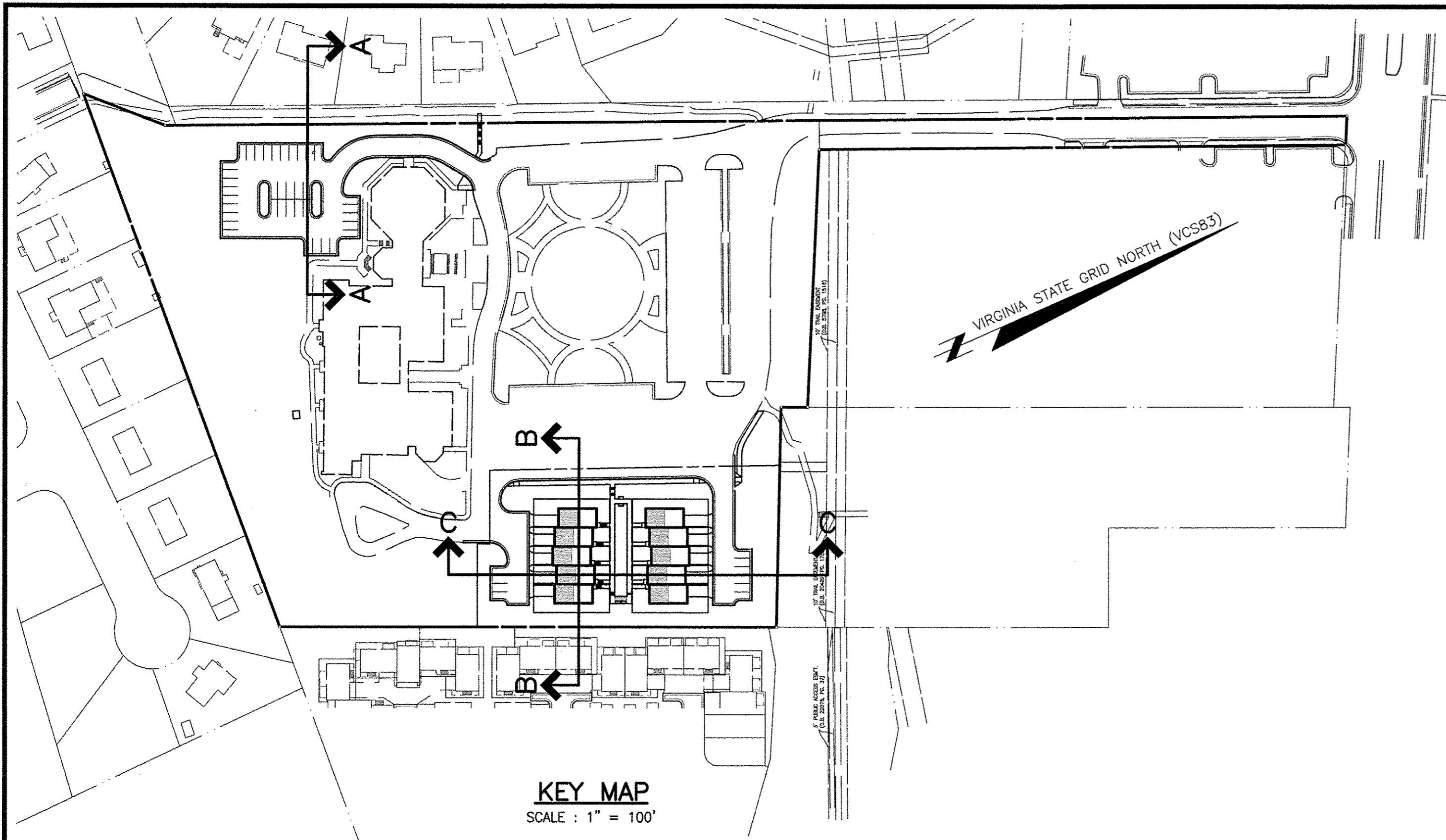
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

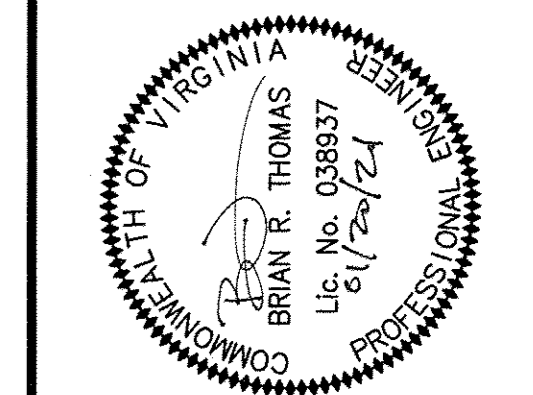


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EMP:	GMP:
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JAN, 2021	
13	15
2017 2570	
MDP	



CROSS-SECTIONS
FAIRFAX PRESBYTERIAN CHURCH
CITY OF FAIRFAX, VIRGINIA



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NO.	DATE	DESCRIPTION	REVISIONS	REVIEW BY	APPROVAL DATE

DESIGN	DRAFT	KJV	KJV	DATE	JAN. 2021	SCALE	HORIZ: 1" = 20'	VERT:	
APPROVED	HMF								

SHEET 14 OF 15
PRJ NO: 2017-2570
TYPE: MDP

Attached Xrefs: 00-60700/00-60500/REF-R0401/REF-R0301



NORTH ELEVATION (LOTS 6-10)
SCALE : 1/8" = 1'-0"

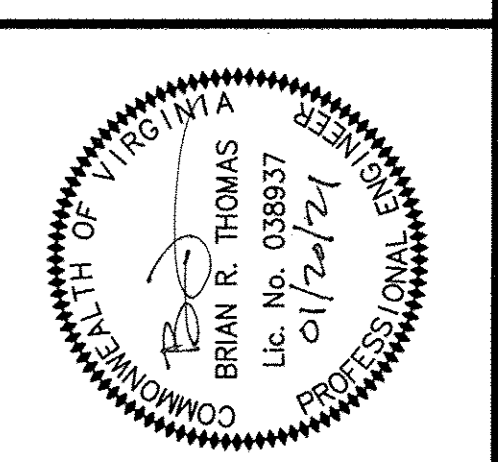


EAST ELEVATION (LOTS 5 & 6)
SCALE : 1/8" = 1'-0"

NOTE : THESE DRAWINGS ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, QUALITY OF CONSTRUCTION, AND QUALITY OF MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN, OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.

NO.	DATE	REVISION	PRIOR TO APPROVAL

ARCHITECTURAL ELEVATIONS
FAIRFAX PRESBYTERIAN CHURCH
CITY OF FAIRFAX, VIRGINIA



NO.	DATE	REVISION	APPROVED BY

DESIGN	DRAFT	KJV	DATE	JAN. 2021	SCALE	HORIZONTAL/VERTICAL	1/8" = 1'-0"
APPROVED	APPROVED	HMF	DATE	JAN. 2021	SCALE	HORIZONTAL/VERTICAL	1/8" = 1'-0"
SHEET		OF		PRJ NO: 2017-2570			
15		15		TYPE: MDP			

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