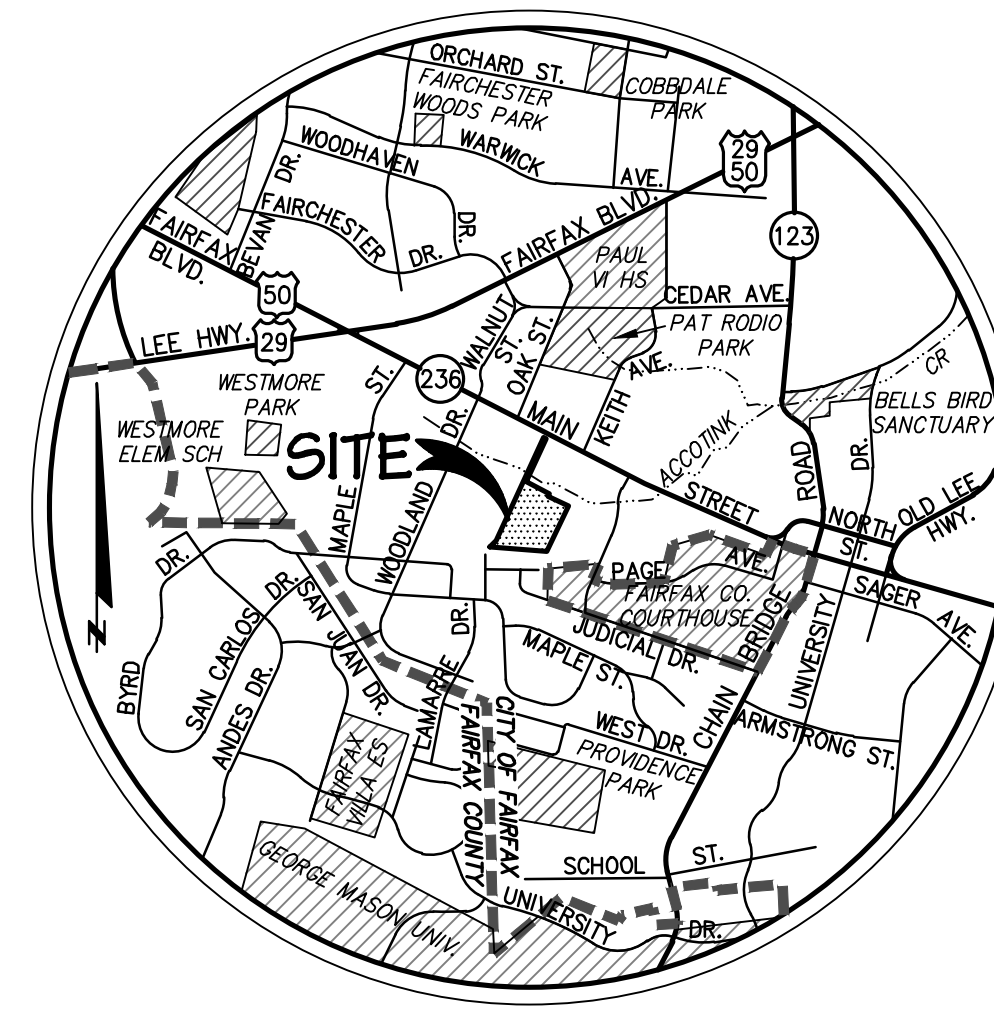


MASTER DEVELOPMENT PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



VICINITY MAP
SCALE : 1" = 2000'

SHEET INDEX

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2. NOTES & DETAILS
3. EXISTING CONDITIONS PLAN
4. PROPERTY SUBDIVISION PLAN
5. MASTER DEVELOPMENT PLAN
- 6.-9. PRELIMINARY GRADING PLAN
10. PHASING PLAN
11. EASEMENT & UTILITY LAYOUT
12. PARKING LAYOUT, TABULATIONS & SIGN LOCATIONS
13. STREET CROSS-SECTIONS
14. SITE CROSS-SECTIONS
15. FIRE PROTECTION PLAN
16. TURNING MOVEMENTS: FIRE TRUCK
17. TURNING MOVEMENTS: SCHOOL BUS
18. TURNING MOVEMENTS: TRASH TRUCK
19. TURNING MOVEMENTS: LEAF TRUCK
20. TURNING MOVEMENTS: BRUSH TRUCK
21. TURNING MOVEMENTS: SEWER FLUSH TRUCK
22. RECREATION & OPEN SPACE PLAN
23. VEHICULAR & PEDESTRIAN CIRCULATION PLAN
24. NEIGHBORHOOD PEDESTRIAN CONNECTION PLAN
25. TREE SURVEY
- 26.-29. TREE MANAGEMENT PLAN
30. TREE INVENTORY
- 31.-34. CONCEPTUAL LANDSCAPE PLAN
35. LANDSCAPE CALCULATIONS
36. LANDSCAPE NOTES & DETAILS
37. OVERALL STORMWATER MANAGEMENT/BMP DESIGN
38. PHASE ONE STORMWATER MANAGEMENT/BMP DESIGN
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40. OVERALL DEVELOPMENT HYDROGRAPHS 1
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42. PHASE 1 HYDROGRAPHS
43. OUTFALL MAP & PHOTOS
44. OUTFALL PHOTOS
45. ARCHITECTURAL ELEVATIONS
46. SITE DETAILS

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



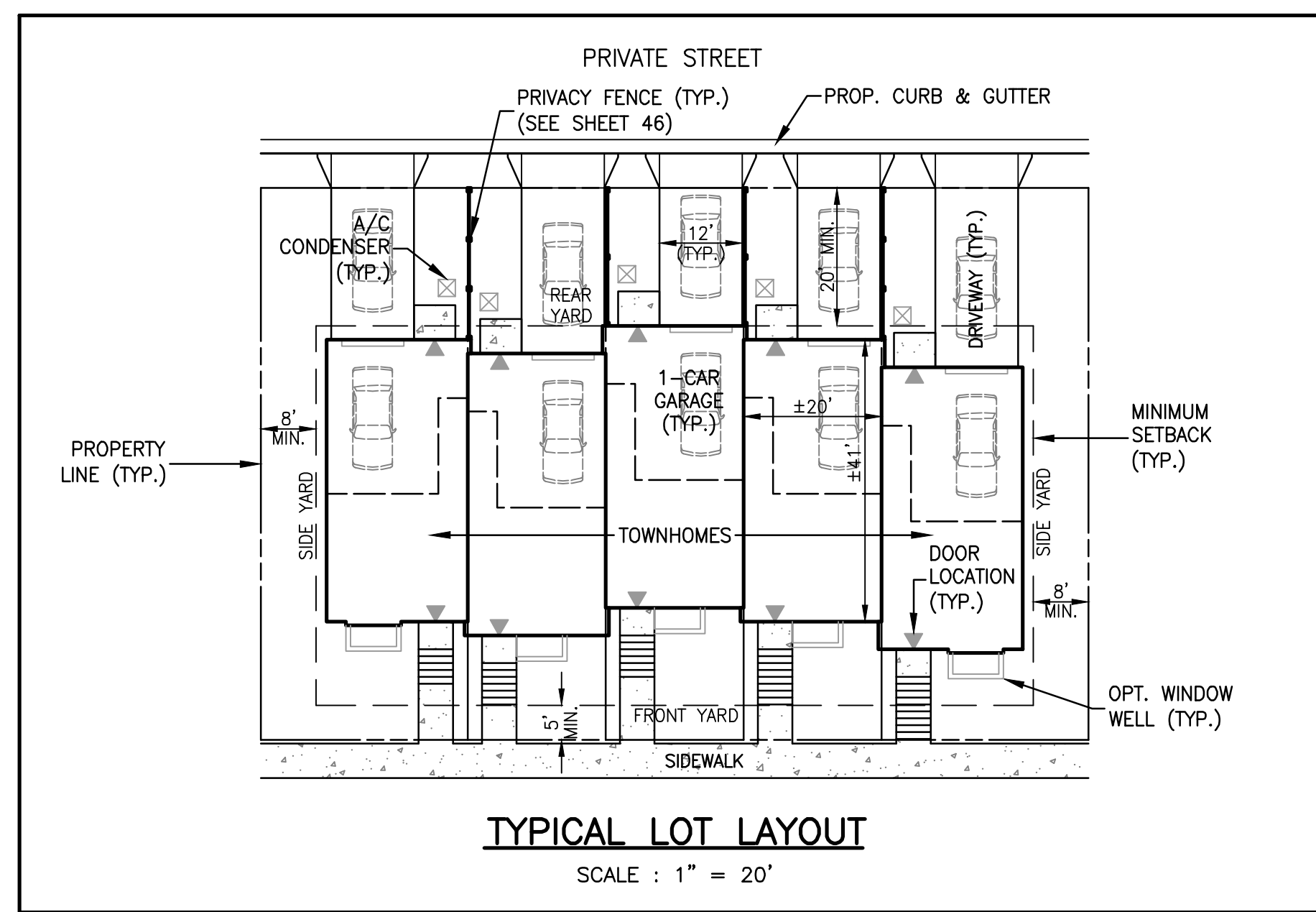
CHARLES P. JOHNSON & ASSOCIATES
3959 PENDER DRIVE
SUITE 210
FAIRFAX, VIRGINIA 22030
(703) 385-7555



DATE : JANUARY 20, 2021
REVISED : OCTOBER 21, 2021

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 RH, RESIDENTIAL HIGH. 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 STORM- WATER QUANTITY REQUIREMENTS ARE SHOWN ON SHEETS 38 & 39.
- 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. SEE SHEET 23.
- PRIVATE STREETS AND INTERIOR TRAVELWAYS SHALL CONFORM TO THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL, UNLESS OTHERWISE MODIFIED. SEE SHEET 13 FOR TYPICAL CROSS-SECTIONS.
- 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.
- LOCATIONS OF 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 10 FOR PHASING PLAN.
- SEE SHEET 45 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.
- SEE SHEET 15 FOR PRELIMINARY FIRE LANE LOCATION(S), AND THE STRIPING AND SIGNAGE THEREOF, SUBJECT TO FIRE MARSHAL APPROVAL.
- MAILBOXES ARE TO BE LOCATED AS DIRECTED BY THE POST OFFICE.
- SOLID WASTE WILL BE PICKED UP A MINIMUM OF ONCE A WEEK BY A PRIVATE REFUSE COLLECTION SERVICE FROM INDIVIDUAL HOUSEHOLD CONTAINERS.
- 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 IN CHART ON THIS SHEET.
- 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.
- EXISTING USES :
 - CHURCH
 - DAY CARE
- PROPOSED USES :
 - CHURCH
 - DAY CARE
 - 10 TOWNHOMES



WAIVERS & MODIFICATIONS

Summary of Requirement	Zoning Ordinance Section	Subdivision Ordinance Section	Public Facilities Manual Section	Justification
Open space must be in parcels dedicated to or otherwise protected as permanent (active or passive) recreation and open space.	3.8.7.A.2			The open space which meets the City's requirement for a minimum 50' dimension is shown on Sheet 22. This is property to be retained by the Church and as such is already protected without the need for dedication or other protection such as easements. Thus, a waiver of this requirement would be appropriate. Open space areas around the proposed townhouses (which do not meet the 50' dimension rule) which is contained in future Parcel 122B will be conveyed to an HOA for ownership and maintenance and thus protected as open space.
Lots to be located on a public or private street	4.3.1	2.2 and 2.4.1.A		The proposed townhouse lots will have access to Main Street through the existing Church parking lot and via Presbyterian Way. An ingress/egress easement is being provided to assure access to a public right-of-way (Main Street)
Construction of curb and gutter		2.2.6	2.1	A waiver of constructing curb and gutter along existing Pedestrian Way is requested. Currently, drainage sheet flows off the pavement into the RPA. Providing curb and gutter would require the removal of existing vegetation, construction within the RPA along with the addition of storm sewer and the resulting concentrated storm discharge.
Construction of pedestrian facilities	4.4.4	2.3	2.1	Internal pedestrian facilities are being provided to allow access to the playground and to create a connection from the townhouses to the proposed Judicial Drive trail. A waiver is requested for pedestrian facilities through the Church parking lot and along Presbyterian Way. The existing topography along the sides of Pedestrian Way is very steep and falls off quickly from the edge of the existing pavement. A sidewalk could not be constructed without retaining walls, handrails and disturbance within the RPA.
Transitional Yard and Fencing	4.5.5.C.2(b)			A modification is being requested for a portion of the Transitional Yard on the western property line and a waiver of the fence requirement. The modification is necessary to accommodate the access to the future parking lot in Phase 2 within the constraints of the existing improvements. The amount of the TY modification is approximately 5' for 80'. A waiver of the fence requirement is also requested. Landscaping proposed along the western property line and in the area of the TY modification is designed to mitigate the TY modification and fence waiver.
Provision of 10' landscape strip and street trees	4.5.6.B			A waiver is being requested of the requirement of 10' landscape strip and street trees along streets. As noted above, the requirement for a street is requested to be waived, in effect obviating the need for the landscape strip and trees. However, it is important to note that particularly along Presbyterian Way, the vegetation is very dense and is being retained. Providing street trees would actually be contrary to the very natural look of Presbyterian Way and given the existing tree canopy coverage, would likely result in the trees not surviving.
Waiver or Water Quality Impact Assessment	4.18.7.C.2			A waiver is being requested of the requirement to submit a Water Quality Impact Assessment (WQIA). The only proposed impact from site development will be a sanitary sewer extension (approximately 50') which is permitted in the RPA. Given the limited nature of the disturbance and the additional stormwater controls being provided to the site (which currently has no SWM) are minimal, thereby justifying approval of the waiver.
All on-site utilities shall be installed underground at the applicant's expense in accordance with city and applicable utility company standards; provided that temporary overhead facilities required for construction purposes shall be permitted.	4.11.B			The development plan indicates which existing poles are expected to remain and which are expected to be removed. All new utilities will be placed underground. The poles which are expected to remain will do so since they are not impacted by construction or development. More detailed "dry" utility plans will be provided with the final site plan. However, it is requested that the waiver be approved to allow existing poles and the overhead wired to remain as generally indicated on the development plan.
Tree survey (MDP submission checklist)	N/A	N/A	N/A	A modification is requested to survey trees 5" and larger only in the areas impacted by construction. There are large areas of trees outside of the area of construction which would be costly to survey but would not be relevant to the evaluation of the site development impacts.

SITE TABULATIONS

SITE AREA :					
EXISTING		PROPOSED			
PARCEL 122A	131,627 ϕ	(3.022 Ac)	PARCEL 122A1	79,397 ϕ	(1.823 Ac)
PARCEL 123	210,992 ϕ	(4.844 Ac)	PARCEL 123	210,992 ϕ	(4.844 Ac)
PRESBYTERIAN WAY	16,816 ϕ	(0.386 Ac)	PRESBYTERIAN WAY*	16,816 ϕ	(0.386 Ac)
			PARCEL 122B	33,030 ϕ	(1.194 Ac)
			LOTS 1-10	19,200 ϕ	(0.441 Ac)
TOTAL	359,435ϕ	(8.252 Ac)	TOTAL	359,435ϕ	(8.252 Ac)

* PRESBYTERIAN WAY TO BE DEDICATED FOR PUBLIC STREET PURPOSES

PD-M ZONE (PLANNED DEVELOPMENT MIXED-USE)	REQUIRED	PROVIDED
NUMBER OF UNITS	---	10 Townhomes
MINIMUM SITE AREA	2 Ac	8.251 Ac
MAXIMUM DENSITY	N/A	1.21 DU/Ac
MAXIMUM FLOOR AREA RATIO	N/A	0.16 (43,000 ϕ Church + 16,000 ϕ Townhouses = 59,000 ϕ Total)
MINIMUM LOT AREA	N/A	1,600 ϕ
MINIMUM LOT WIDTH	N/A	20'
MAXIMUM BUILDING HEIGHT	N/A	40' for Residential $\pm 32'$ for Existing Church $\pm 100'$ for Existing Church Spire
MINIMUM YARDS	N/A	See Typical Lot Detail
MINIMUM RECREATION & OPEN SPACE AREA	20%	See Sheet 22

NO. DATE REVISION PRIOR TO APPROVAL

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NOTES & DETAILS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

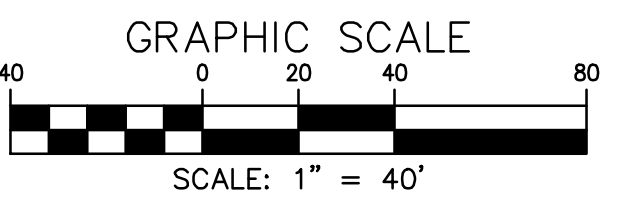
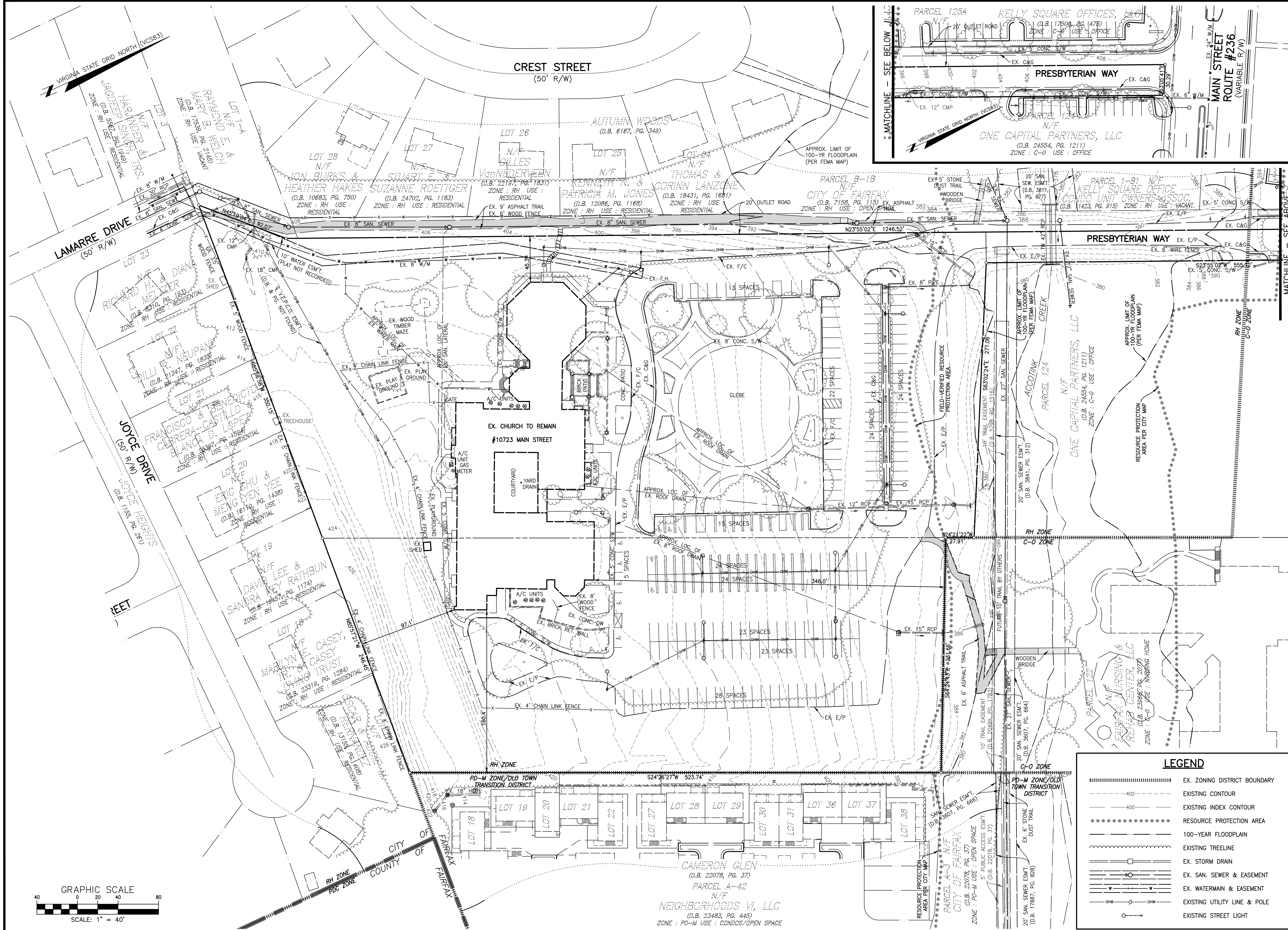
COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
10/25/2021
PROFESSIONAL ENGINEER

DESIGN	DRAFT	APPROVED	DATE	SCALE	NO.	DESCRIPTION	REVISION	APPROVAL	DATE
KJV	KJV	HMF	JAN. 2021	1" = 30'					

SHEET 2 OF 46

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

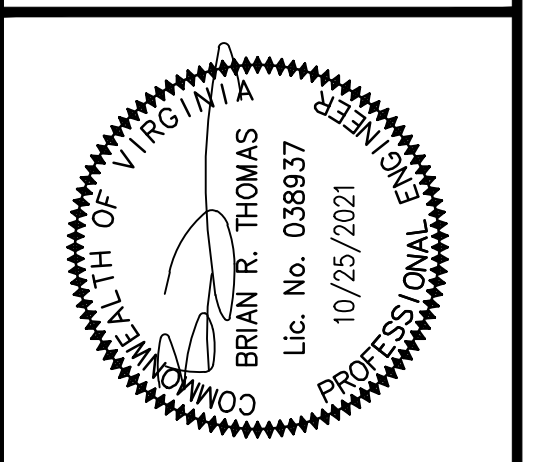
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EXISTING CONDITIONS PLAN

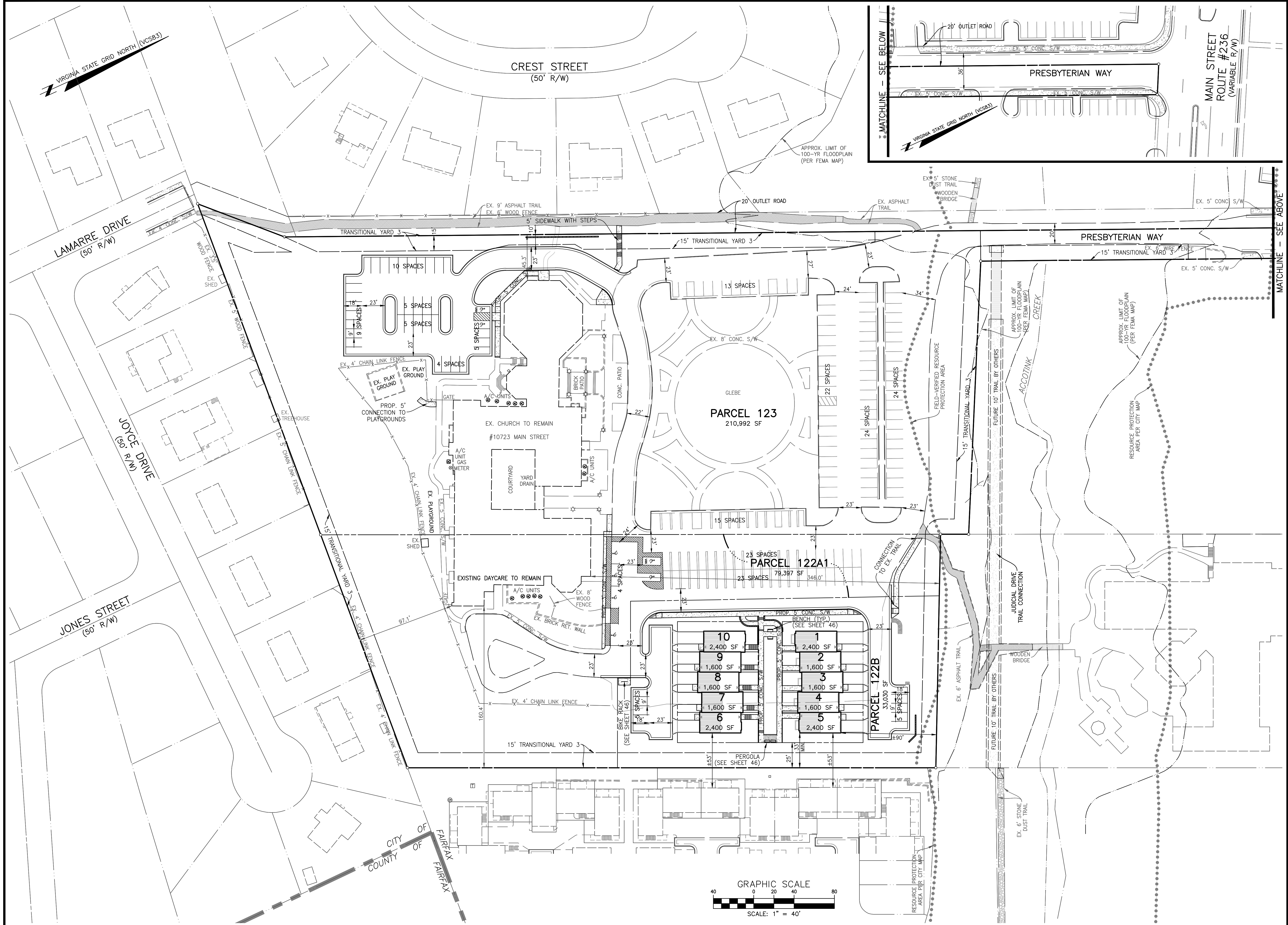
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAWN	DATE	SCALE	NO.
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APPROVED	HMF			
SHEET 3 OF 46				
PRJ NO: 2017-2570				
TYPE: MDP				

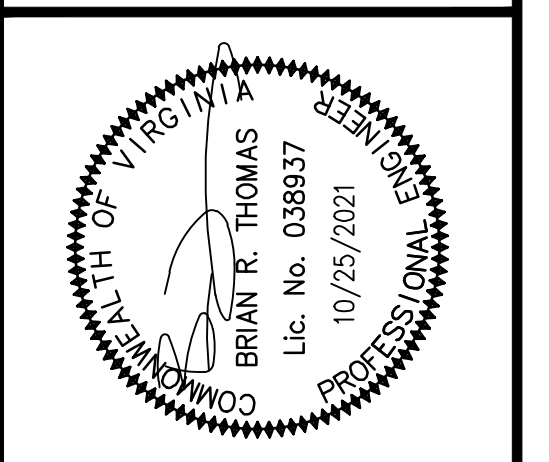
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NO.	DATE	REVISION	APPROVAL

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MASTER DEVELOPMENT PLAN
FAIRFAX PRESBYTERIAN CHURCH
 CITY OF FAIRFAX, VIRGINIA

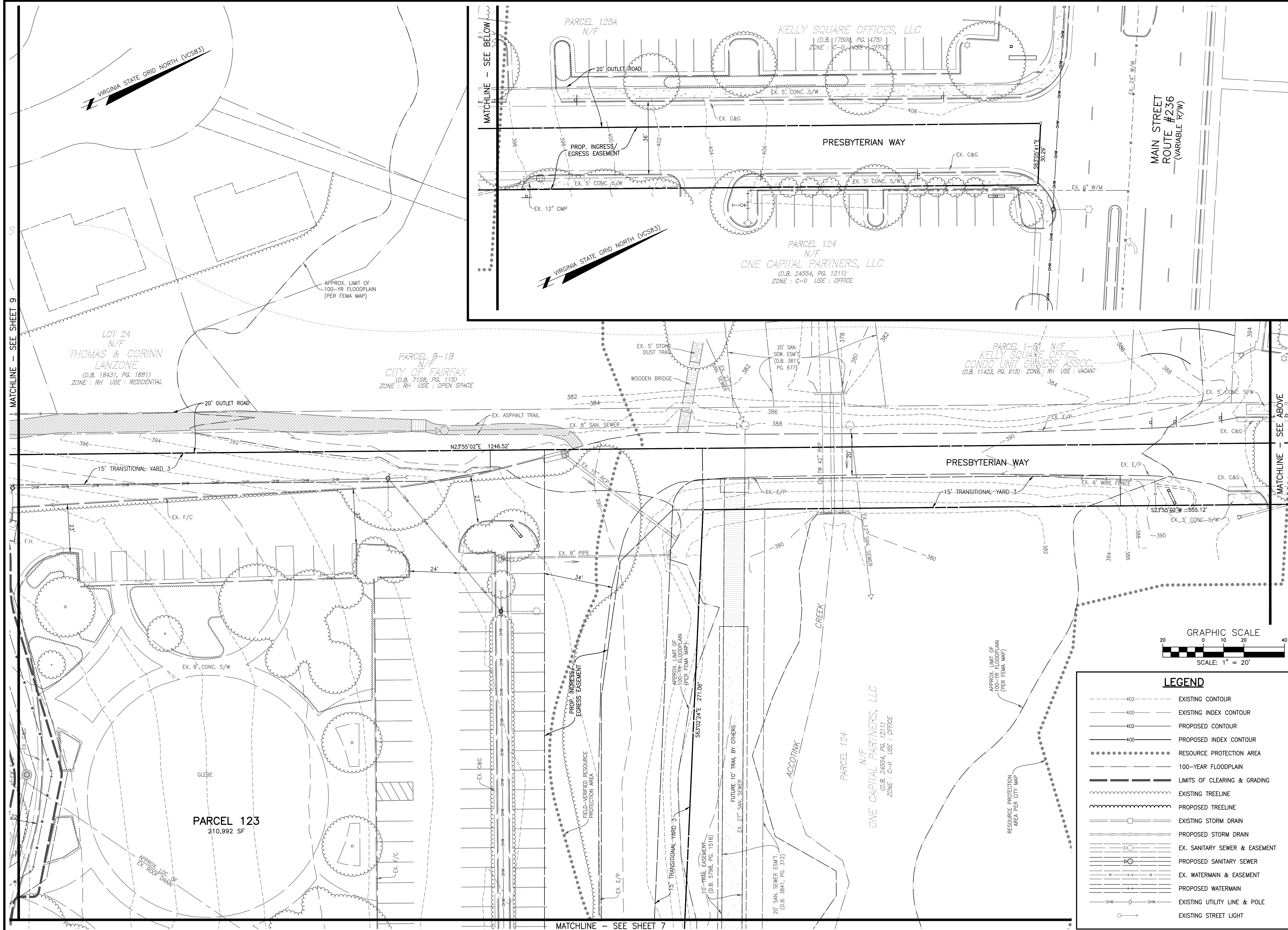


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NO.	DESCRIPTION	REVISIONS	DATE	BY

SHEET 5 OF 46
 PRJ NO: 2017-2570
 TYPE: MDP



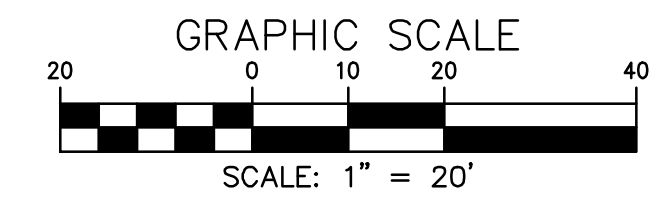


MATCHLINE - SEE SHEET 9

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET 7



LEGEND

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

PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

NO. DATE REVISION PRIOR TO APPROVAL

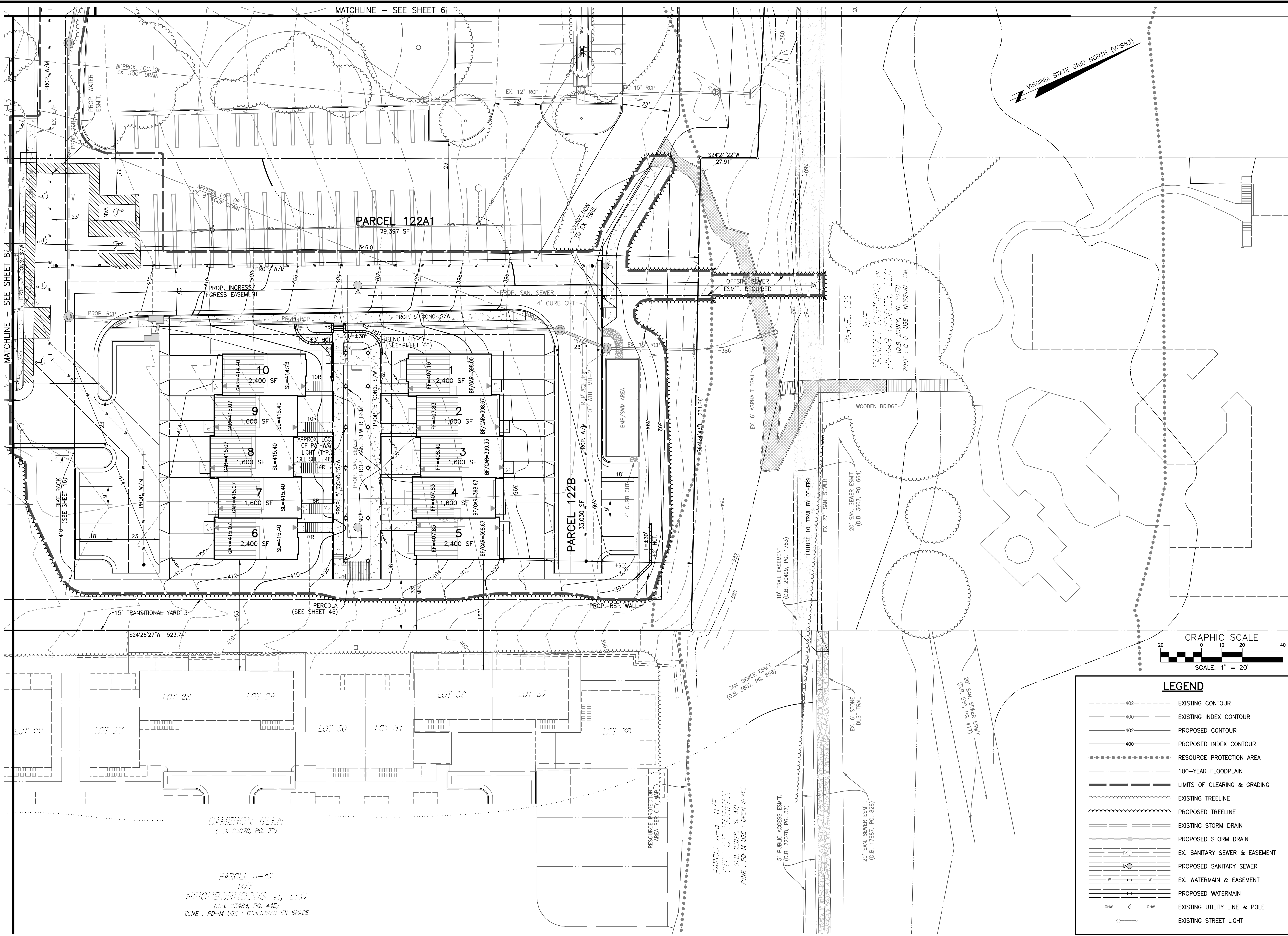
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PROFESSIONAL ENGINEER

BRIAN R. THOMAS
 Lic. No. 038937
 10/25/2021

NO.	DATE	DESCRIPTION	REVISIONS	BY

DESIGN	TRAFF	DATE	SCALE	HORIZ. 1" = 20'	VERT. 1" = 20'
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APPROVED	HMF	DATE	---	---	---
SHEET	OF	PRJ NO:	DATE	TYPE:	
6	46	2017-2570		MDP	



MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 6

PARCEL 122A1
79,397 SF

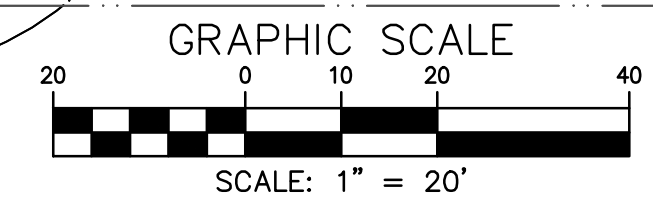
PARCEL 122B
33,030 SF

CAMERON GLEN
(D.B. 22078, PG. 37)

PARCEL A-42
N/F
NEIGHBORHOODS VI, LLC
(D.B. 23483, PG. 445)
ZONE : PD-M USE : CONDOS/OPEN SPACE

PARCEL A-3 N/F
CITY OF FAIRFAX
(D.B. 22078, PG. 37)
ZONE : PD-M USE : OPEN SPACE

VIRGINIA STATE GRID NORTH (VCS83)

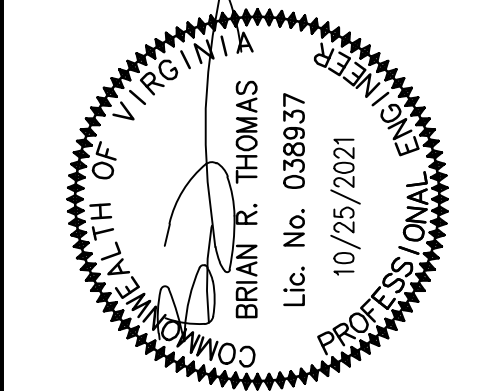


LEGEND	
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	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
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	100-YEAR FLOODPLAIN
	LIMITS OF CLEARING & GRADING
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EX. SANITARY SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
	EXISTING UTILITY LINE & POLE
	EXISTING STREET LIGHT

PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



NO.	DATE	REVISION	PRIOR TO APPROVAL

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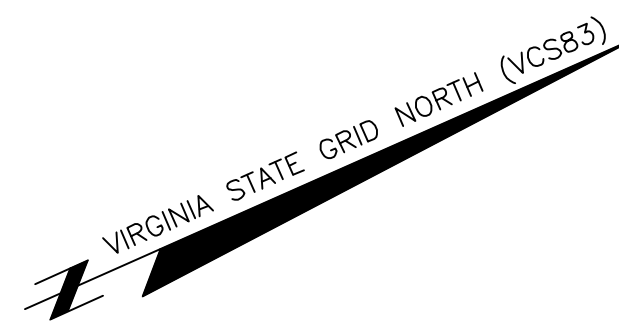
SHEET	OF
7	46

PRJ NO:	TYPE:
2017-2570	MDP

NO. DATE REVISION PRIOR TO APPROVAL

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MATCHLINE - SEE SHEET 9



JONES STREET
(50' R/W)

JOYCE DRIVE
(50' R/W)

JOYCE HEWITT
(D.B. 1155, PG. 561)

LOT 20
N/F
DAVID L. NORTON &
SARAH L. NORTON
(D.B. 1011, PG. 101)

LOT 19
N/F
DAVID L. NORTON &
SARAH L. NORTON
(D.B. 1011, PG. 101)

LOT 18
N/F
HARVEY E. LINDO JR.
& CASY LINDO
(D.B. 0319, PG. 108)

LOT 17
N/F
OSCAR & ADDIE M.
HERNANDEZ
(D.B. 13155, PG. 408)

LOT 16

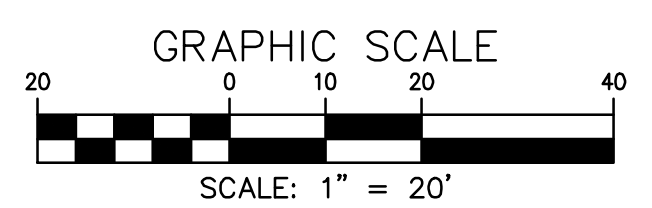
LOT 19

LOT 20

LOT 21

LEGEND

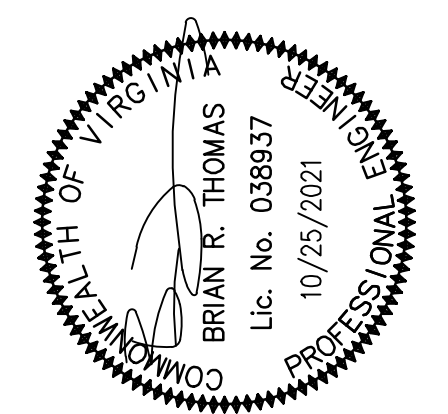
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--- 402 ---	PROPOSED CONTOUR
--- 400 ---	PROPOSED INDEX CONTOUR
.....	RESOURCE PROTECTION AREA
-----	100-YEAR FLOODPLAIN
-----	LIMITS OF CLEARING & GRADING
~~~~~	EXISTING TREELINE
~~~~~	PROPOSED TREELINE
---	EXISTING STORM DRAIN
---	PROPOSED STORM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



PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

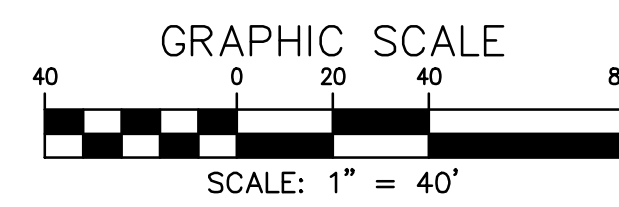
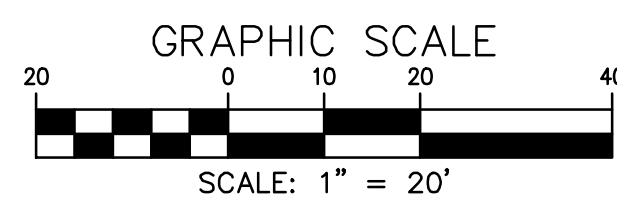
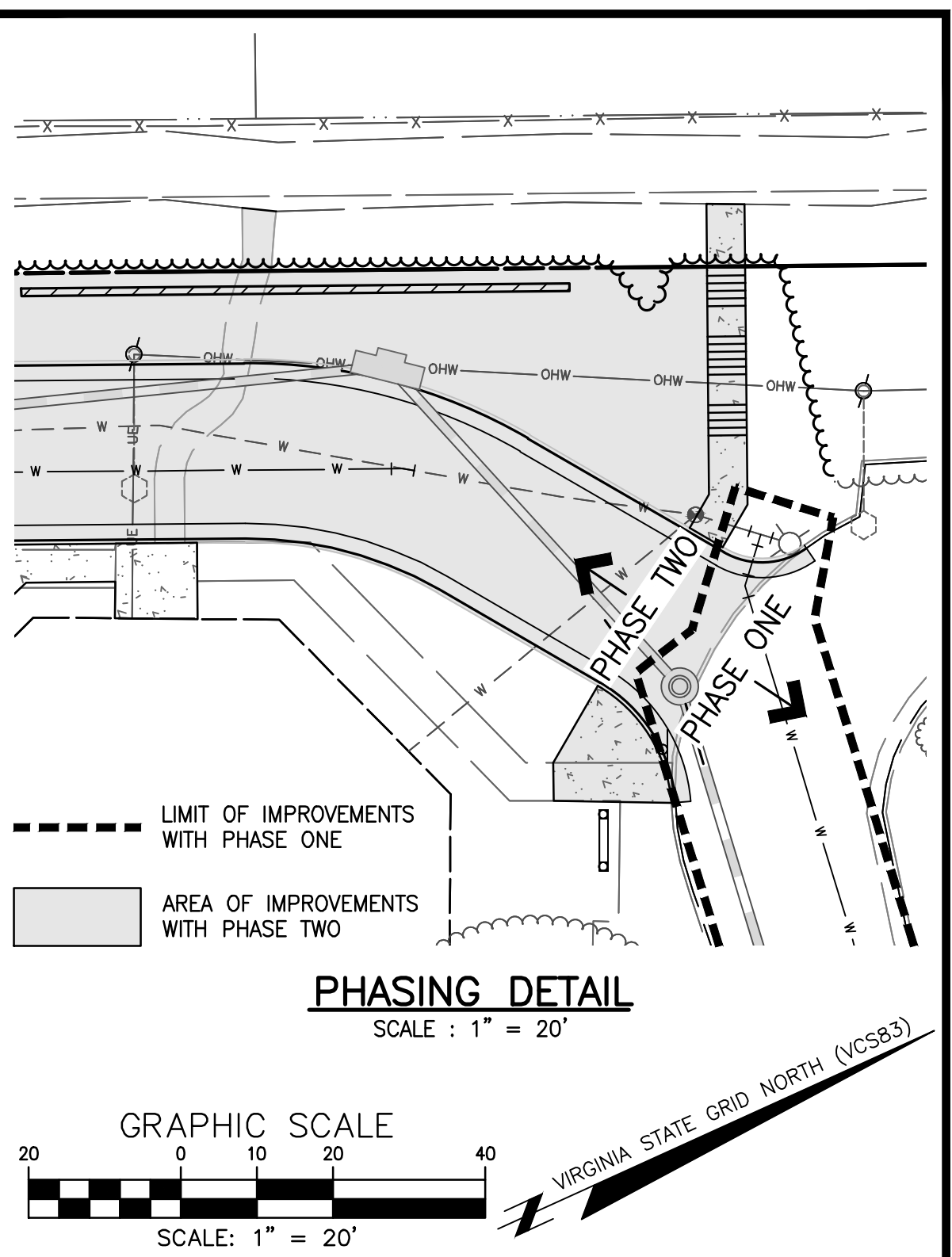
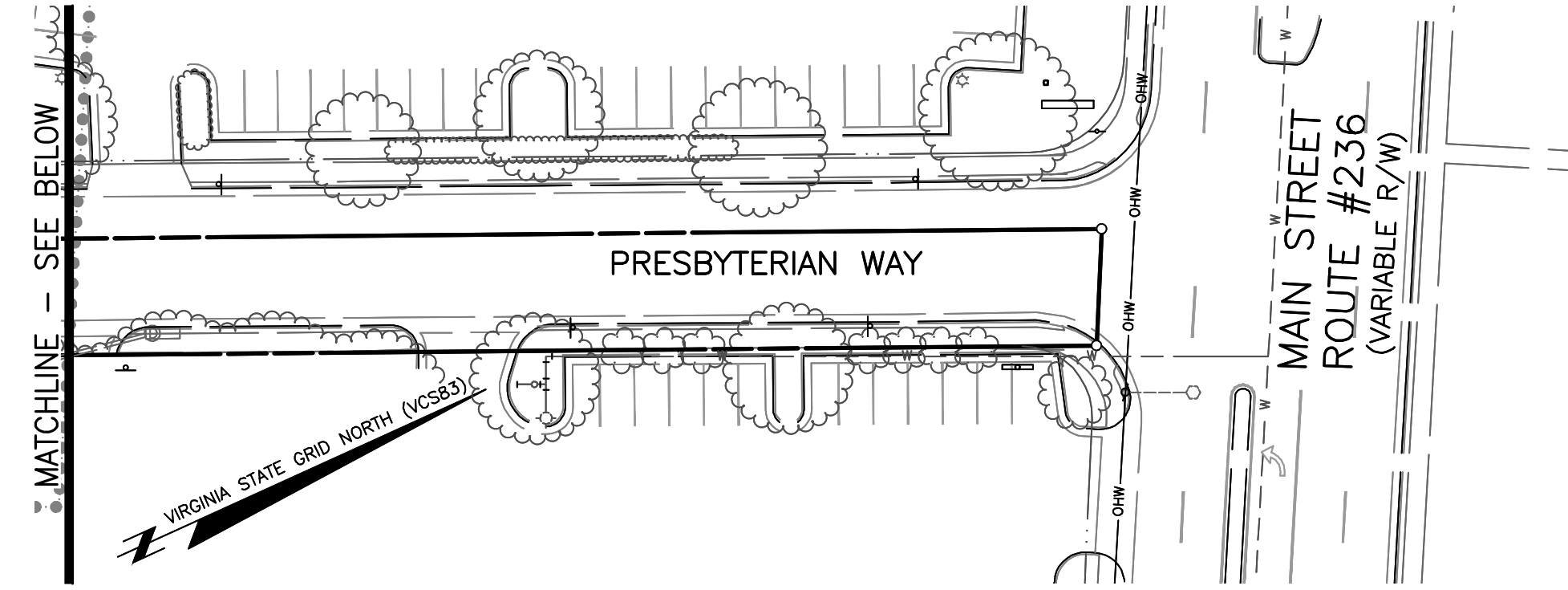
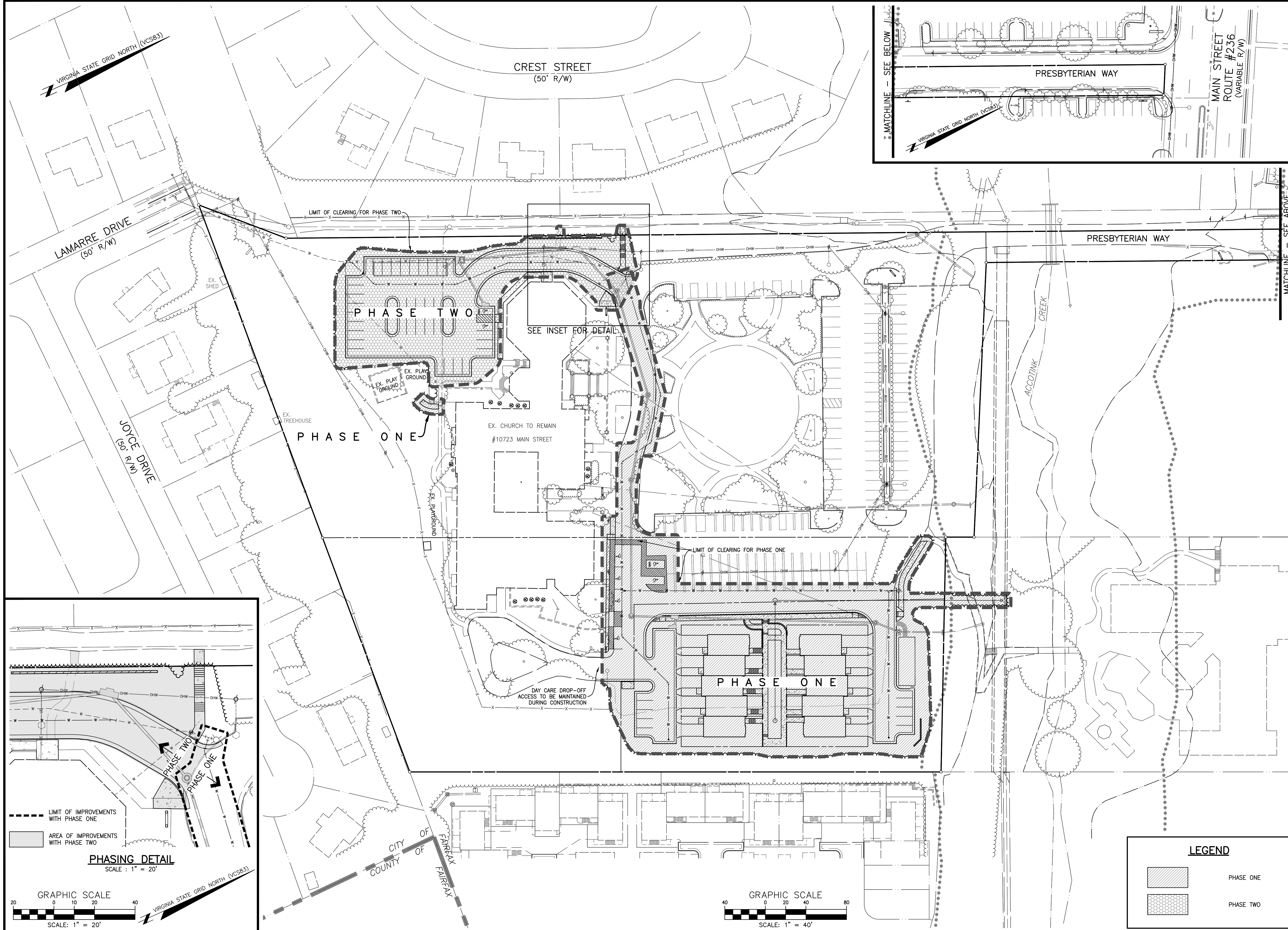
CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAFT	DATE	SCALE	NO.
KJV	KJV	JAN. 2021	HORIZ. 1" = 20'	8
APPROVED	HMF		VERT. ---	46
SHEET		OF		
PRJ NO: 2017-2570		TYPE: MDP		
DESCRIPTION		REVISIONS		
NO.	DATE	BY	REVISION	

NO. DATE REVISION PRIOR TO APPROVAL

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LEGEND	
	PHASE ONE
	PHASE TWO

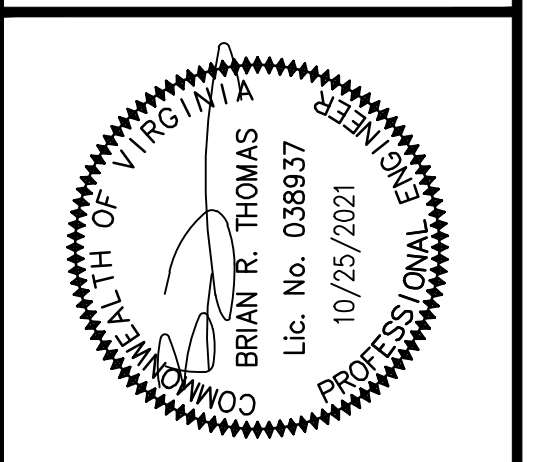
NO. DATE REVISION PRIOR TO APPROVAL

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PHASING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAWN	DATE	SCALE	REVISIONS	REVIEW	APPROVED	DATE
KJV	KJV	JAN. 2021	1" = 20'				
APPROVED	HMF						

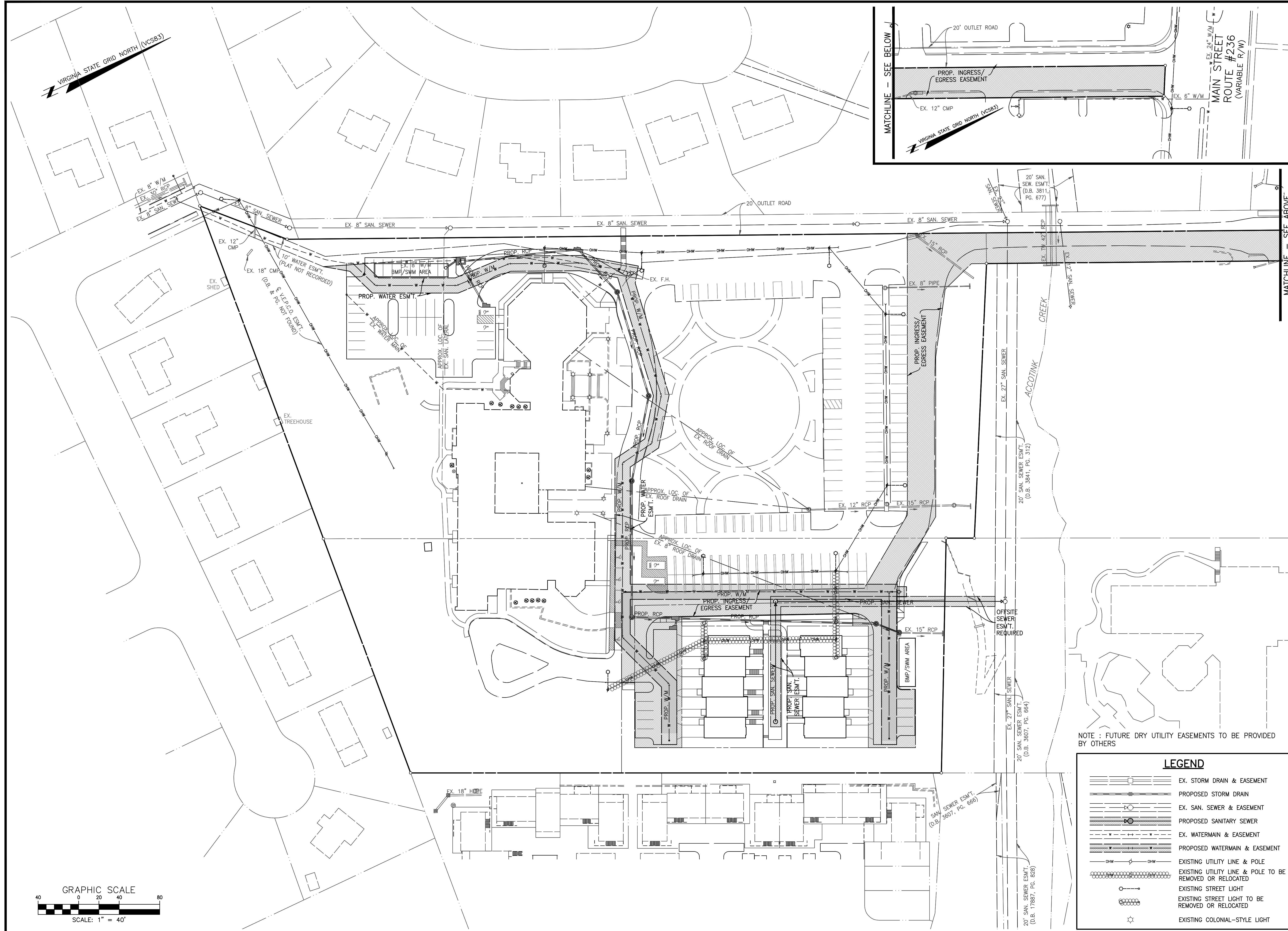
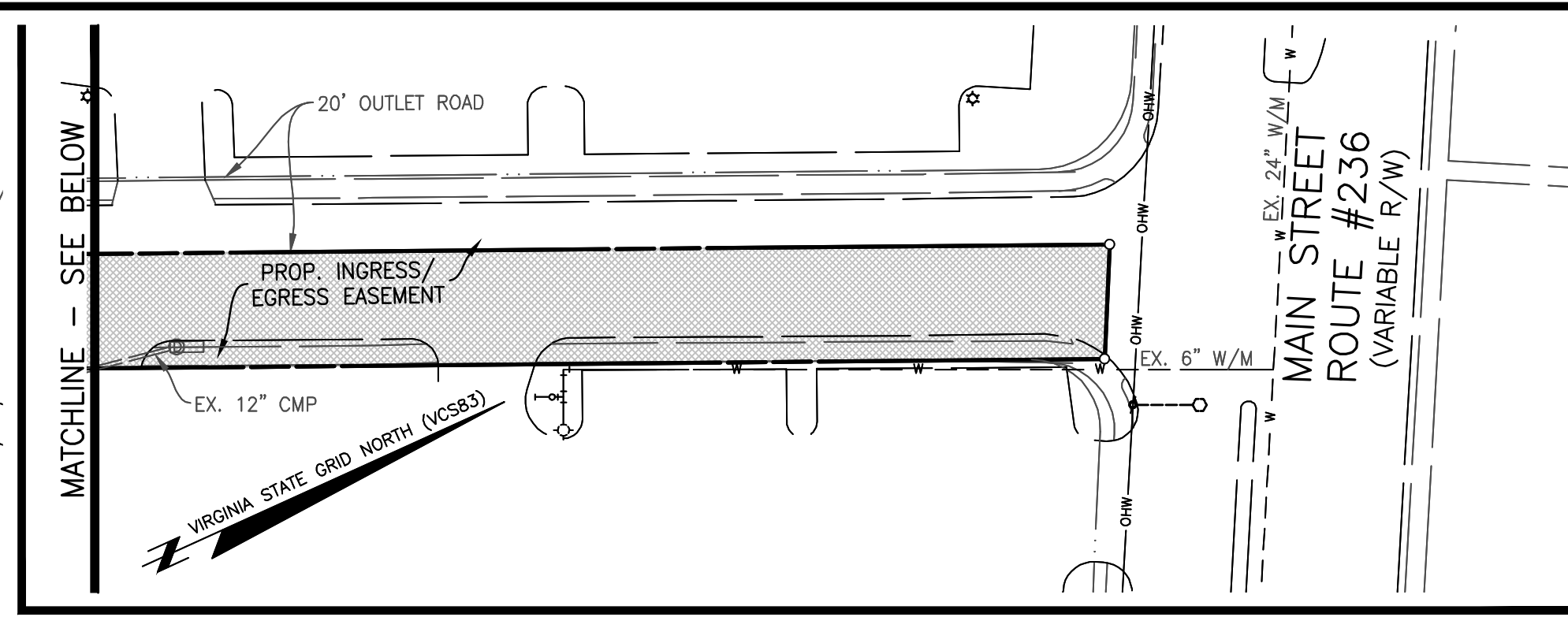
SHEET 10 OF 46

PRJ NO: 2017-2570

TYPE: MDP

Attached Xrefs: 00-60700/00-60600/XREF-00301/SEA/ SIGNATURE/SIGNATURE DATE

VIRGINIA STATE GRID NORTH (VCS83)



NOTE : FUTURE DRY UTILITY EASEMENTS TO BE PROVIDED BY OTHERS

LEGEND	
	EX. STORM DRAIN & EASEMENT
	PROPOSED STORM DRAIN
	EX. SAN. SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN & EASEMENT
	EXISTING UTILITY LINE & POLE
	EXISTING UTILITY LINE & POLE TO BE REMOVED OR RELOCATED
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT TO BE REMOVED OR RELOCATED
	EXISTING COLONIAL-STYLE LIGHT

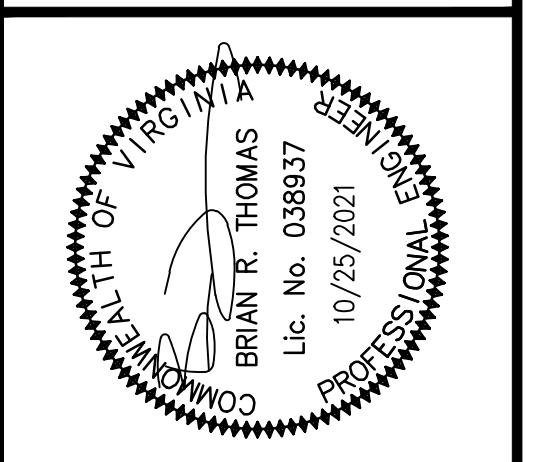
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EASEMENT & UTILITY LAYOUT

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAWN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	DATE	BY
KJV	KJV	JAN. 2021	HOR: 1" = 40'					
	HMF		VERT: ---					
	APPROVED							

SHEET 11 OF 46

PRJ NO: 2017-2570

TYPE: MDP