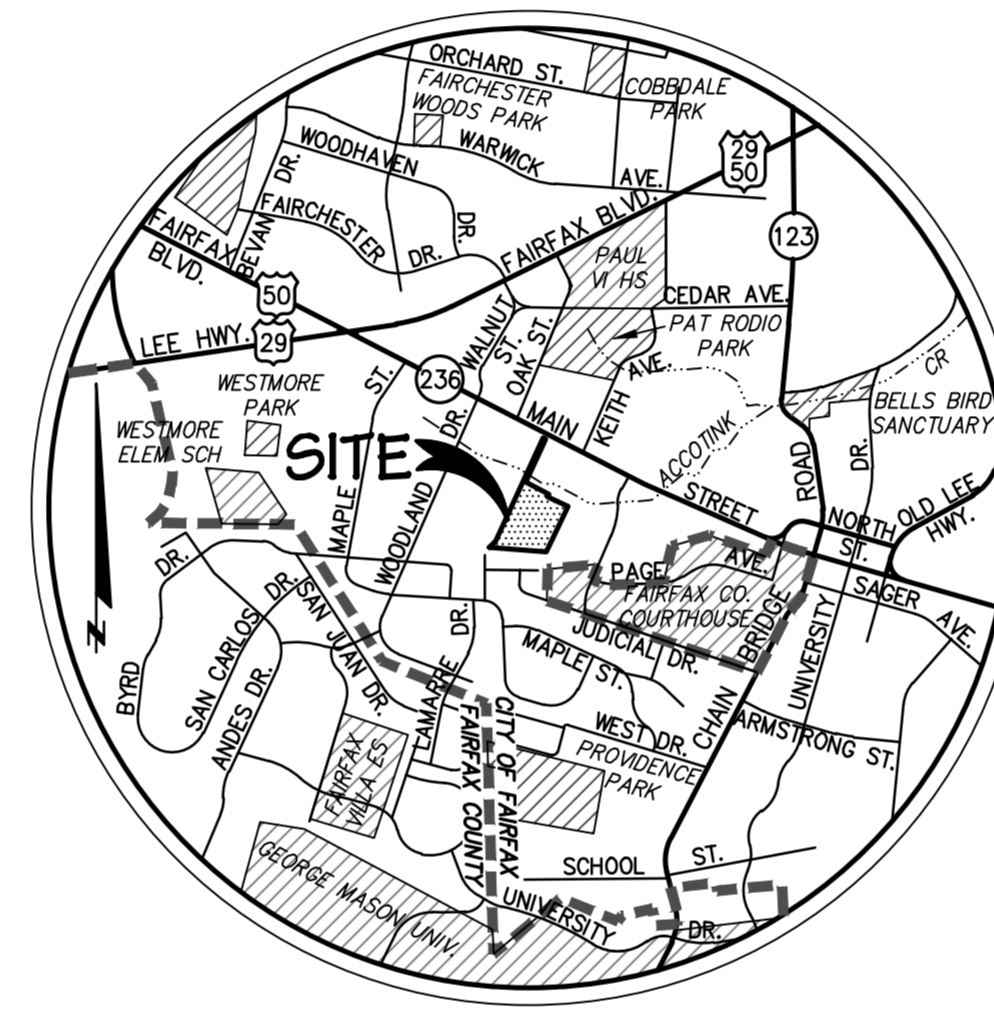


# MASTER DEVELOPMENT PLAN FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



VICINITY MAP  
SCALE : 1" = 2000'

SHEET INDEX

- |   |   |
|---|---|
| 1. COVER SHEET                                    | 24. TURNING MOVEMENTS: SEWER FLUSH TRUCK          |
| 2. NOTES & DETAILS                                | 25. RECREATION & OPEN SPACE PLAN                  |
| 3. EXISTING CONDITIONS PLAN                       | 26. VEHICULAR & PEDESTRIAN CIRCULATION PLAN       |
| 4. EXISTING & PROPOSED PAVED SURFACE CALCULATIONS | 27. NEIGHBORHOOD PEDESTRIAN CONNECTION PLAN       |
| 5. EXISTING & PROPOSED OPEN SPACE CALCULATIONS    | 28. TREE SURVEY                                   |
| 6. EXISTING & PROPOSED TREE COVER CALCULATIONS    | 29.-32. TREE MANAGEMENT PLAN                      |
| 7. PROPERTY SUBDIVISION PLAN                      | 33. TREE INVENTORY                                |
| 8. MASTER DEVELOPMENT PLAN                        | 34.-38. CONCEPTUAL LANDSCAPE PLAN                 |
| 9.-12. PRELIMINARY GRADING PLAN                   | 39. TOWNHOME LANDSCAPING & LANDSCAPE CALCULATIONS |
| 13. PHASING PLAN                                  | 40. LANDSCAPE NOTES & DETAILS                     |
| 14. EASEMENT & UTILITY LAYOUT                     | 41. OVERALL STORMWATER MANAGEMENT/BMP DESIGN      |
| 15. PARKING LAYOUT, TABULATIONS & SIGN LOCATIONS  | 42. PHASE ONE STORMWATER MANAGEMENT/BMP DESIGN    |
| 16. STREET CROSS-SECTIONS                         | 43. PHASE TWO STORMWATER MANAGEMENT/BMP DESIGN    |
| 17. SITE CROSS-SECTIONS                           | 44. OVERALL DEVELOPMENT HYDROGRAPHS 1             |
| 18. FIRE PROTECTION PLAN                          | 45. OVERALL DEVELOPMENT HYDROGRAPHS 2             |
| 19. TURNING MOVEMENTS: FIRE TRUCK                 | 46. PHASE 1 HYDROGRAPHS                           |
| 20. TURNING MOVEMENTS: SCHOOL BUS                 | 47. OUTFALL MAP & PHOTOS                          |
| 21. TURNING MOVEMENTS: TRASH TRUCK                | 48. OUTFALL PHOTOS                                |
| 22. TURNING MOVEMENTS: LEAF TRUCK                 | 49. ARCHITECTURAL ELEVATIONS                      |
| 23. TURNING MOVEMENTS: BRUSH TRUCK                | 50. SITE DETAILS                                  |

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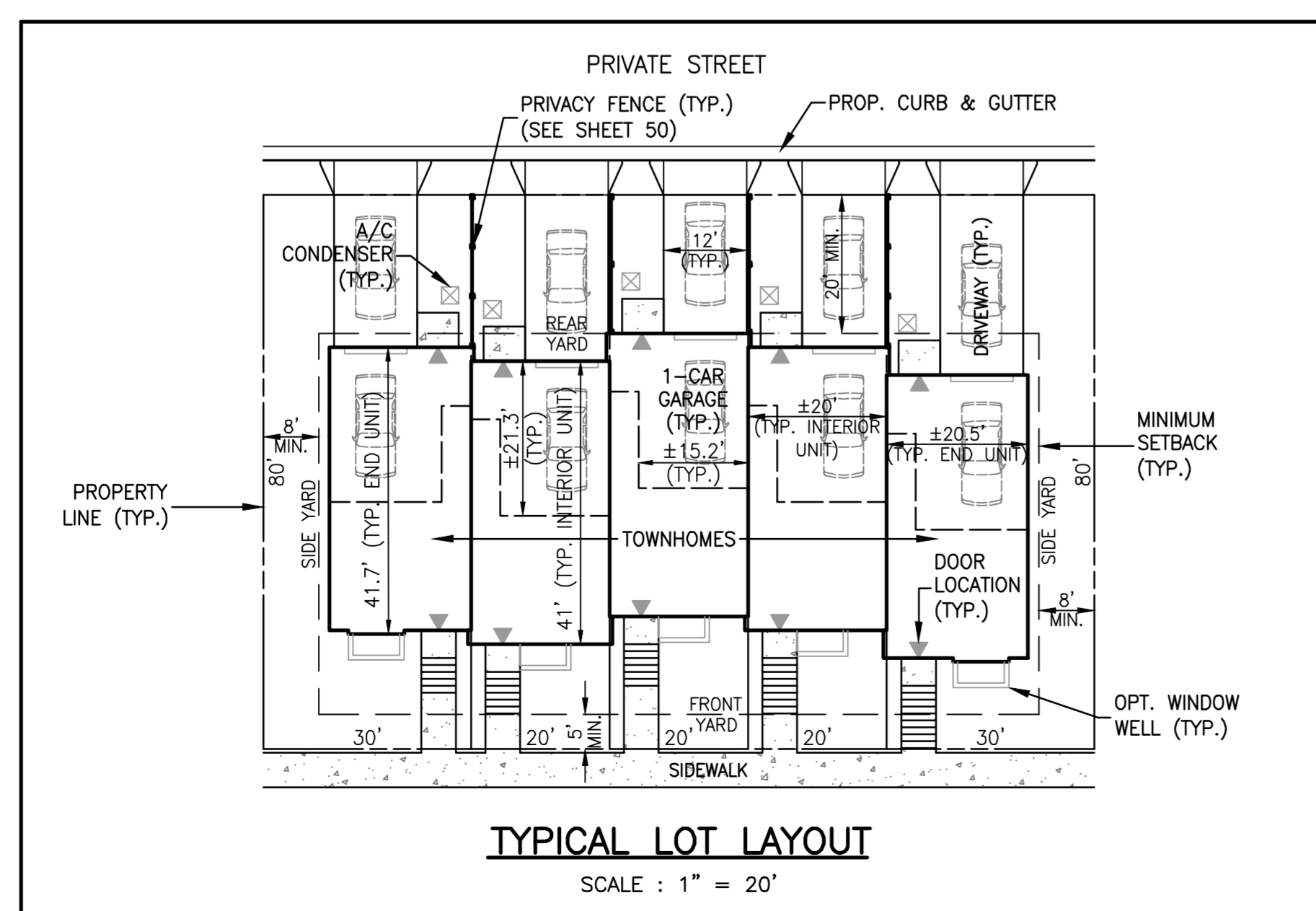
DATE : JANUARY 20, 2021  
REVISED : OCTOBER 21, 2021  
APRIL 11, 2022



**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. 515524000ID, 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. THE NORTHEAST CORNER OF THE GLEBE CONTAINS AN AREA FOR SCATTERING CREMAINS.
- 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 356; 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 42 & 43.
- 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 26.
- PRIVATE STREETS AND INTERIOR TRAVELWAYS SHALL CONFORM TO THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL, UNLESS OTHERWISE MODIFIED. SEE SHEET 16 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 13 FOR PHASING PLAN.
- SEE SHEET 49 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 18 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
  - MEMORIAL GARDEN
- PROPOSED USES :
  - CHURCH
  - DAY CARE
  - MEMORIAL GARDEN
  - 10 TOWNHOMES

WAIVERS & MODIFICATIONS						
Summary of Requirement	Waiver	Modification	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			<p><b>Open Space for Townhomes:</b> Open space areas around the proposed townhomes (which do not meet the 50'-dimension rule), which are contained in future Parcel 122B, will be conveyed to an HOA for ownership and maintenance, thus protected as open space.</p> <p>These common areas shall be privately owned, maintained, and managed by either the Owner (NCP), the Church, or a common interest community association or similar entity formed in conformance with Section 3.8.7.E of the Zoning Ordinance (collectively, such parties shall be referred to as the "Management Association"). Specific duties of the Management Association shall include, but are not limited to, the following:                      • Prior to entering a contract of sale, prospective purchasers will be notified in writing by the Applicant of the maintenance responsibility for walkways, common area landscaping, stormwater management facilities, and any other open space amenities, and will acknowledge receipt of this information in writing. The initial deeds of conveyance and Management Association governing documents will expressly contain these disclosures.</p> <p><b>Open Space for Church:</b> The open space which meets the City's requirement for a minimum 50' dimension is shown on Sheet 25. 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.</p> <p>Open space areas around the proposed townhomes (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.</p>
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 Presbyterian 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 townhomes 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' in width for 80' in length. 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.
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 that 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 wires to remain as generally indicated on the development plan.
Reduction of Minimum Width of Private Accessway		✓			Typical Detail 401.01	A modification is requested to reduce the private accessway width from 30 feet to 22 feet to reflect the existing condition of the travelway along the north side of the church.
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 $\phi$ (3.022 Ac)	PARCEL 122A1	79,397 $\phi$ (1.823 Ac)	} CHURCH TOTAL = 7.053 Ac	
PARCEL 123	210,992 $\phi$ (4.844 Ac)	PARCEL 123	210,992 $\phi$ (4.844 Ac)		
PRESBYTERIAN WAY	16,816 $\phi$ (0.386 Ac)	PARCEL 123A*	7,888 $\phi$ (0.181 Ac)		
		R/W DEDICATION*	8,928 $\phi$ (0.205 Ac)	} TOWNHOME TOTAL = 1.199 Ac	
		PARCEL 122B	33,030 $\phi$ (1.194 Ac)		
		LOTS 1-10	19,200 $\phi$ (0.441 Ac)		
<b>TOTAL</b>	<b>359,435<math>\phi</math> (8.252 Ac)</b>	<b>TOTAL</b>	<b>359,435<math>\phi</math> (8.252 Ac)</b>		

\* EXISTING PRESBYTERIAN WAY TO BE SPLIT INTO PARCEL 123A AND AREA 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 $\phi$ Church + 16,000 $\phi$ Townhomes = 59,000 $\phi$ Total)
MINIMUM LOT AREA	N/A	1,600 $\phi$
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 25

NOTES & DETAILS

**FAIRFAX PRESBYTERIAN CHURCH**

CITY OF FAIRFAX, VIRGINIA

REVISION PRIOR TO APPROVAL

NO. DATE

DESIGN: KJV  
APPROVED: KJV  
DATE: JAN. 2021  
SCALE: 1" = 30'  
VERT: ---

SHEET 2 OF 50

PRJ NO: 2017-2570

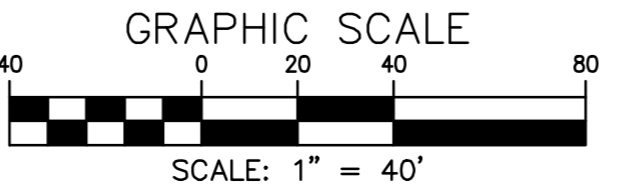
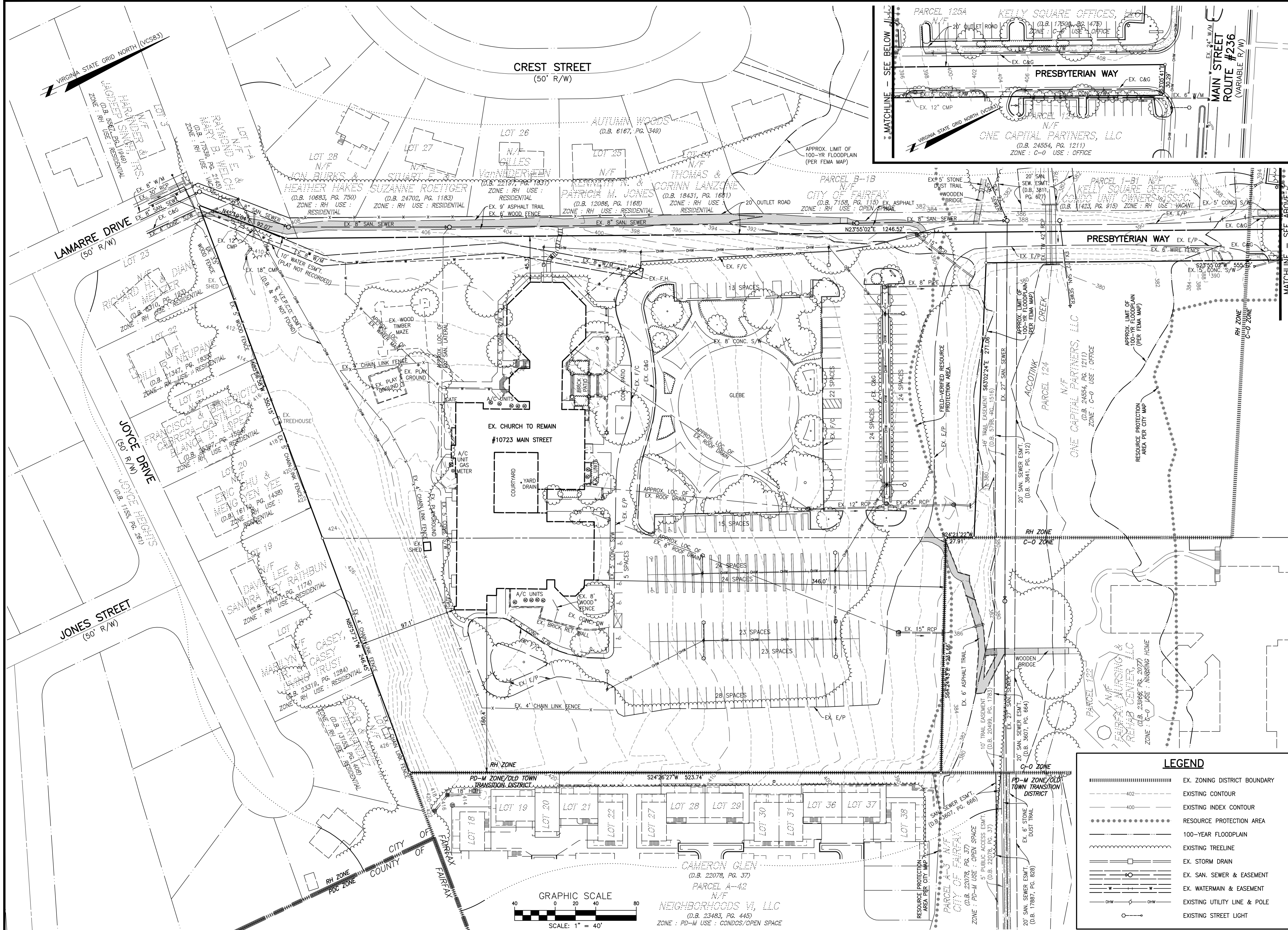
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SEAL/SIGNATURE/SIGNATURE DATE

COMMONWEALTH OF VIRGINIA  
BRIAN R. THOMAS  
Lic. No. 038937  
04/11/2022  
PROFESSIONAL ENGINEER

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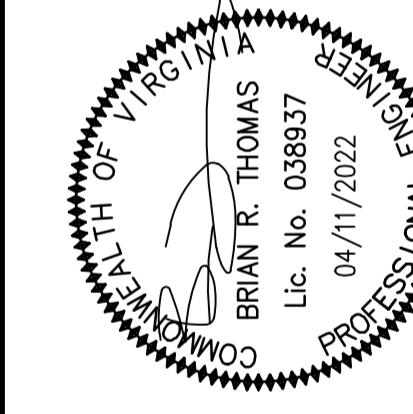


### LEGEND

	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

# EXISTING CONDITIONS PLAN FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAWN	DATE	SCALE	HORIZONTAL	VERTICAL
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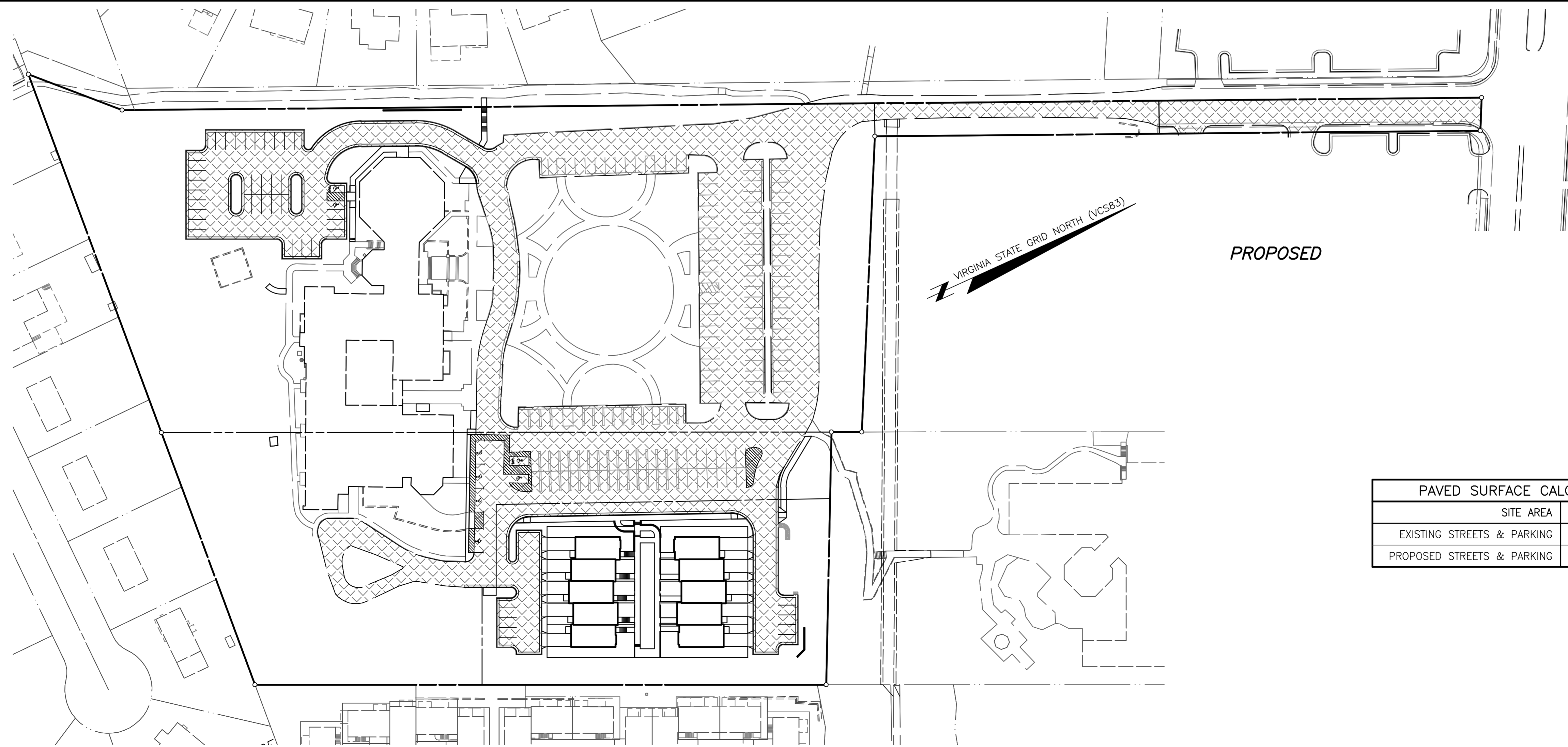
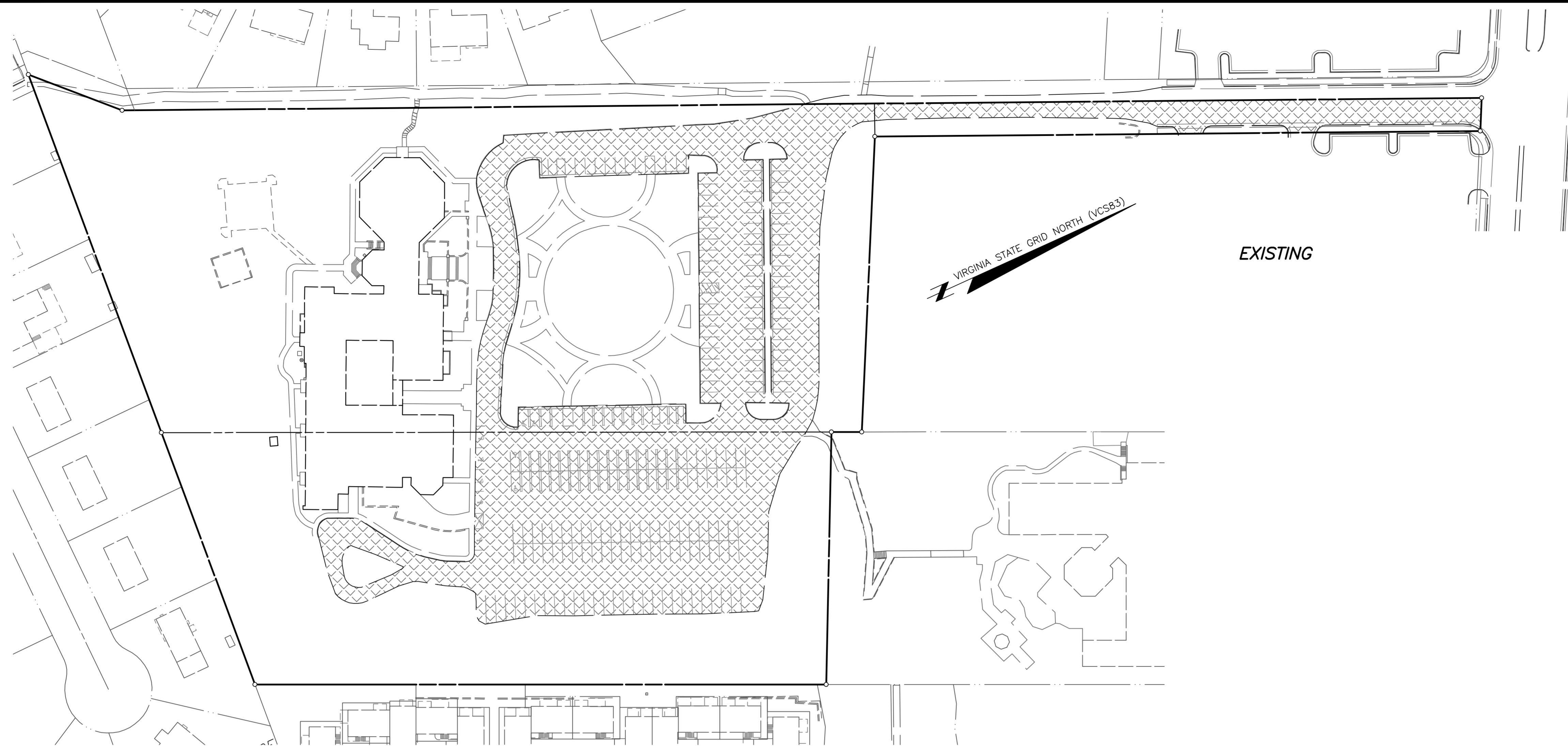
  

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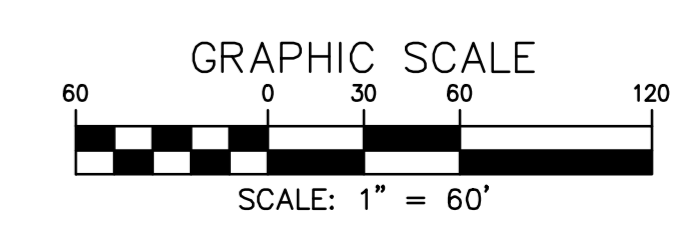
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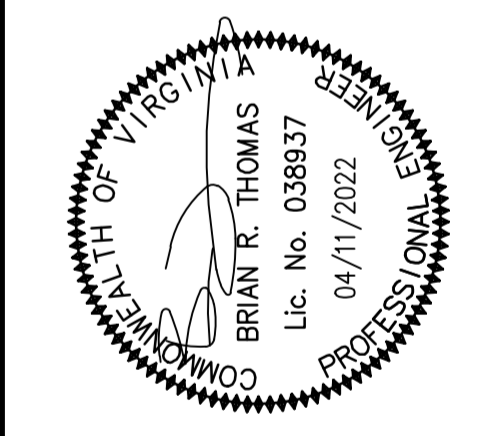
PAVED SURFACE CALCULATIONS	
SITE AREA	359,435 SF
EXISTING STREETS & PARKING	109,710 SF (30.5%)
PROPOSED STREETS & PARKING	111,610 SF (31.1%)



EXISTING & PROPOSED PAVED SURFACE CALCULATIONS

# FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



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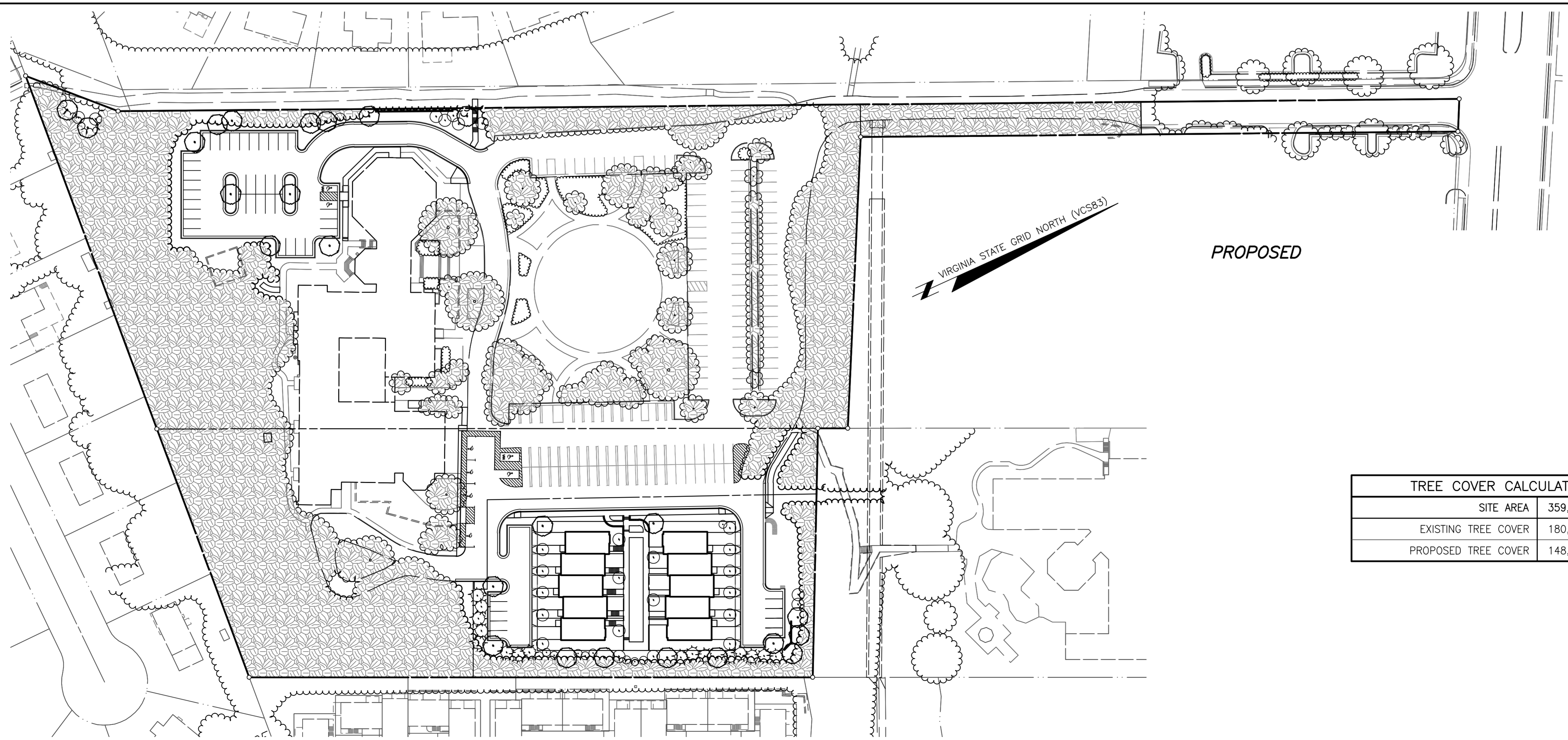
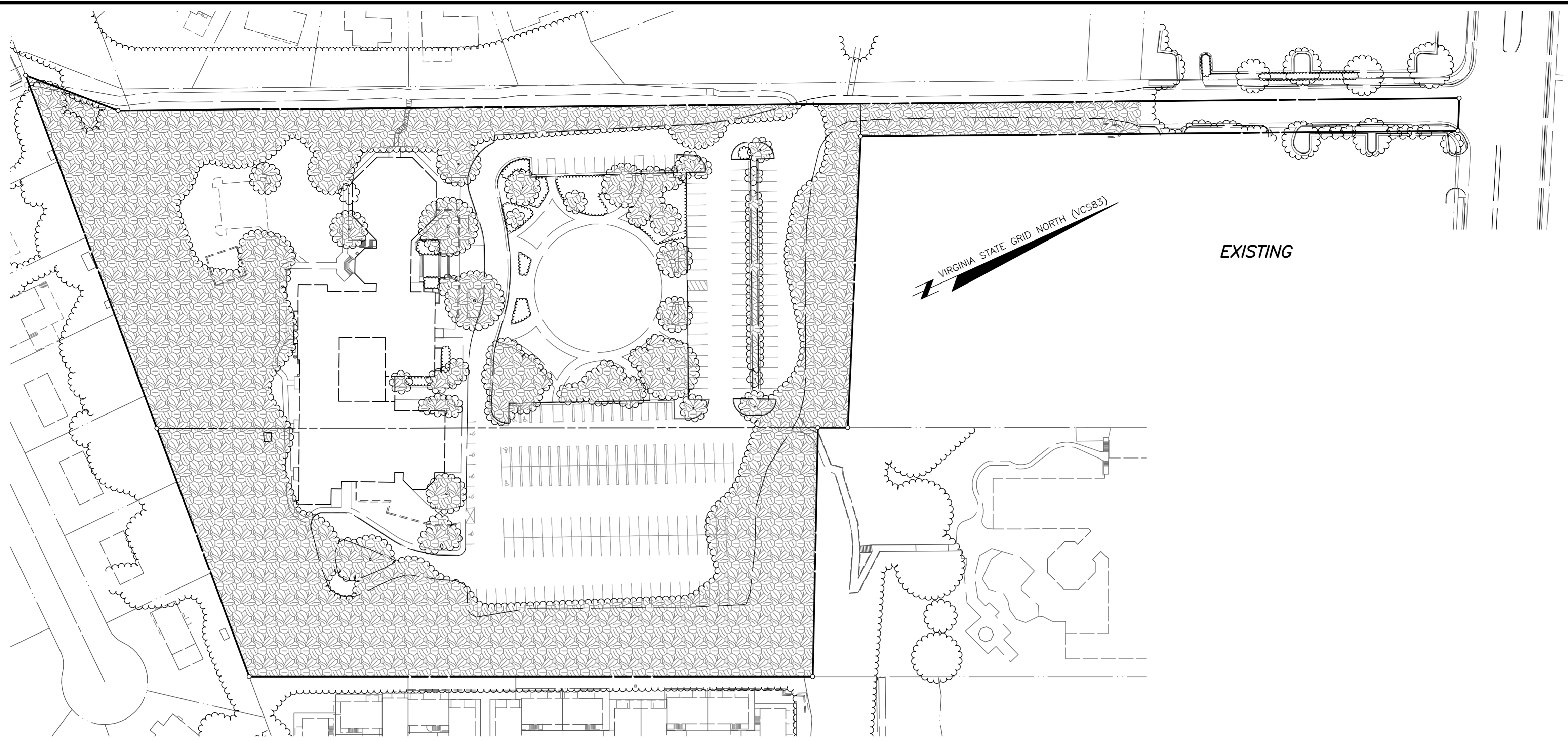
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4		50		
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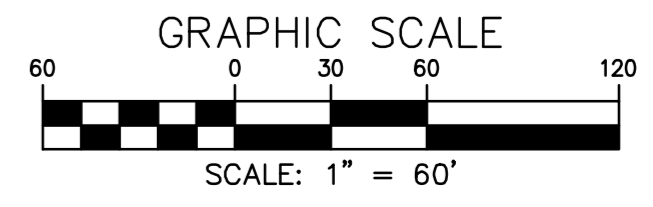








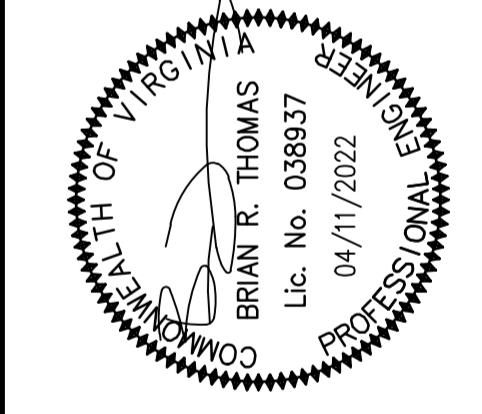
TREE COVER CALCULATIONS	
SITE AREA	359,435 SF
EXISTING TREE COVER	180,950 SF (50.3%)
PROPOSED TREE COVER	148,100 SF (41.2%)



EXISTING & PROPOSED TREE COVER CALCULATIONS

# FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



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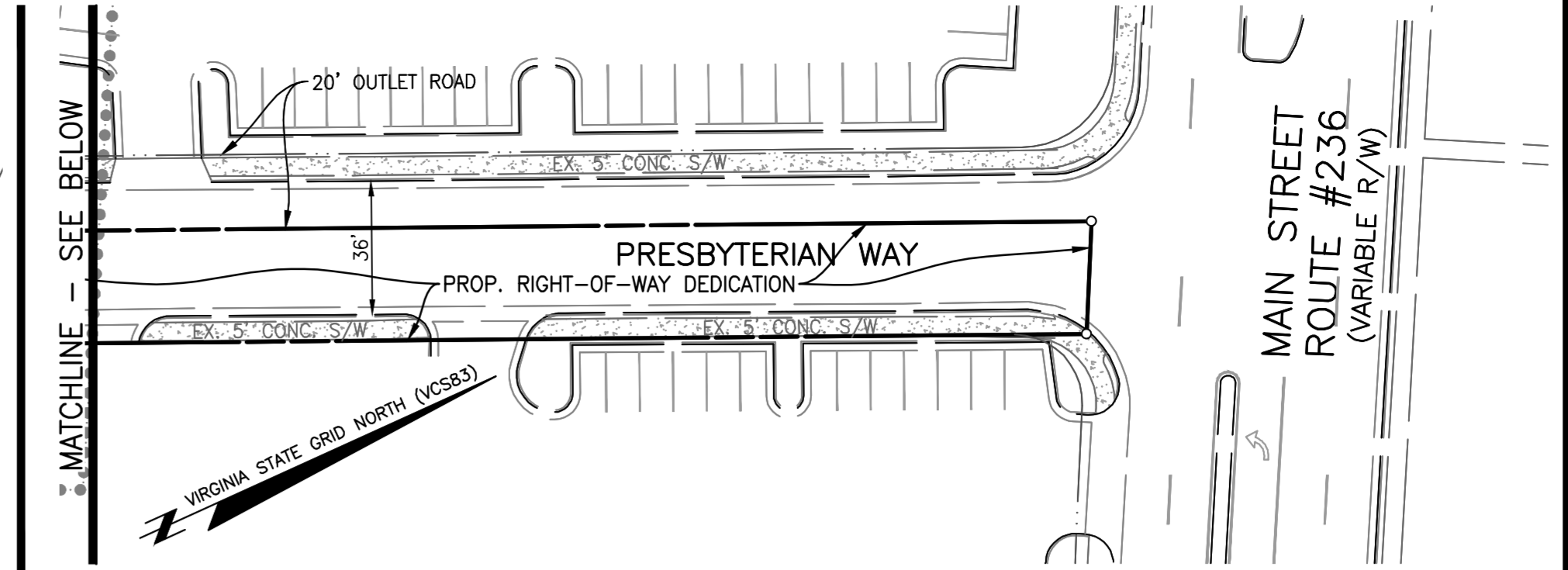
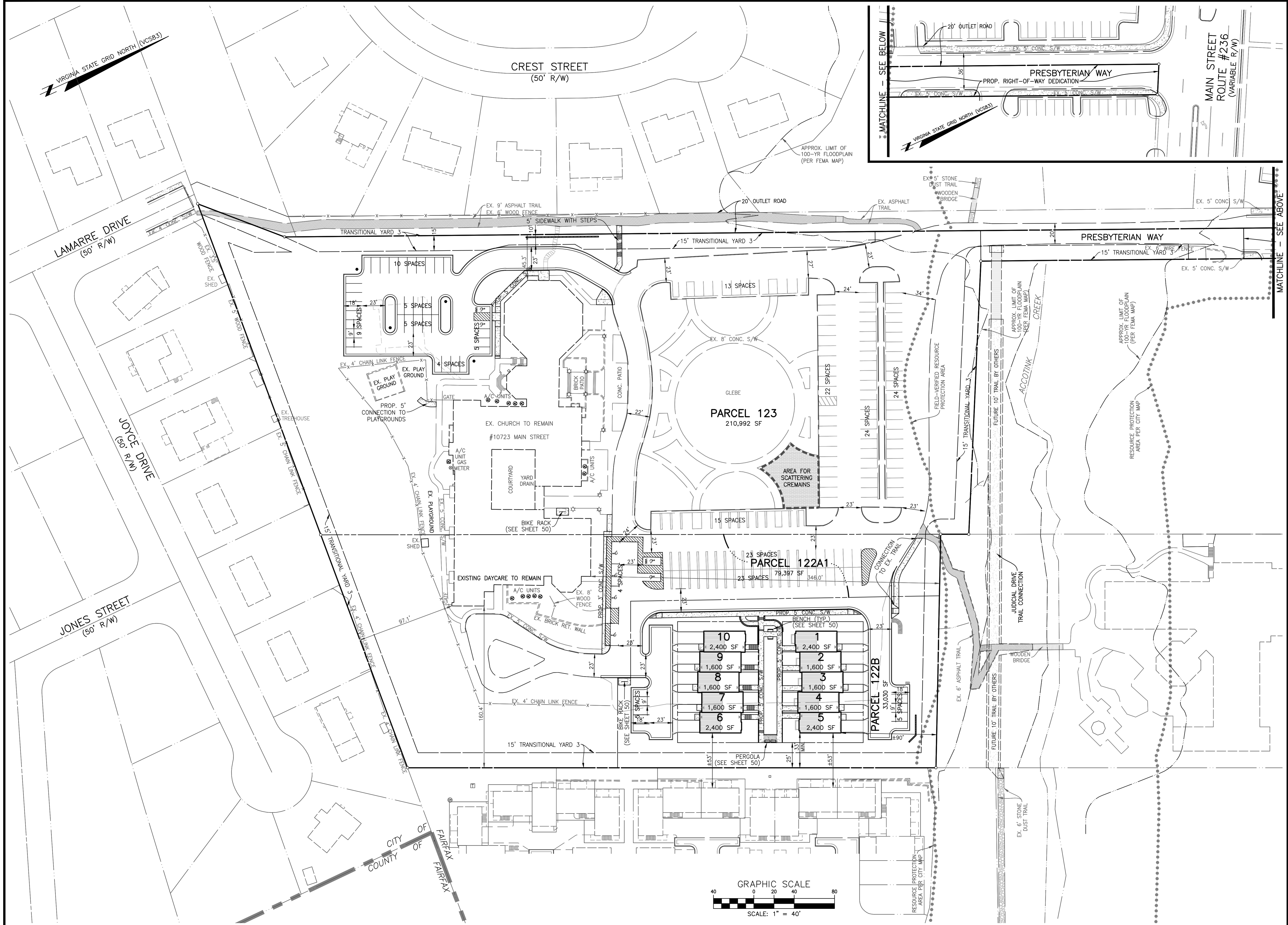
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SHEET 6 OF 50		PRJ NO: 2017-2570	
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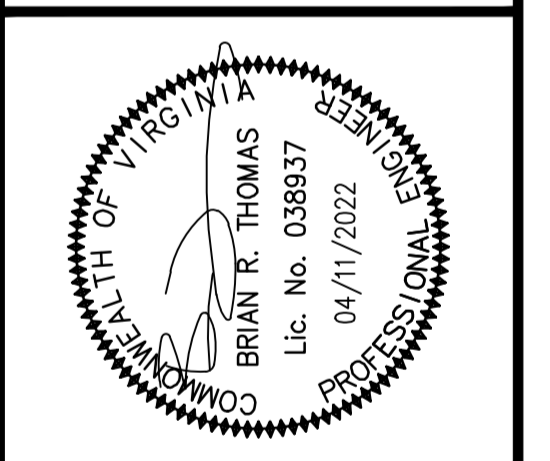






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MASTER DEVELOPMENT PLAN  
**FAIRFAX PRESBYTERIAN CHURCH**  
 CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAWN	DATE	SCALE	HORIZONTAL	VERTICAL
KJV	KJV	JAN. 2021	1" = 40'	---	---
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