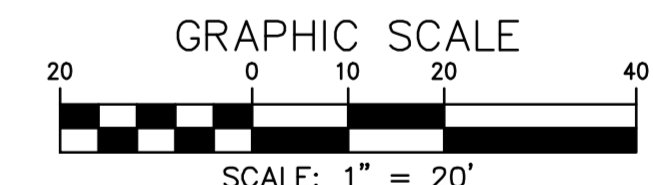


MATCHLINE - SEE SHEET 12

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET 10



**LEGEND**

- 402 EXISTING CONTOUR
- 400 EXISTING INDEX CONTOUR
- 402 PROPOSED CONTOUR
- 400 PROPOSED INDEX CONTOUR
- RESOURCE PROTECTION AREA
- 100-YR 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

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NO.	DATE	REVISION	PRIOR TO APPROVAL

PRELIMINARY GRADING PLAN

# FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

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

DESIGN	DATE	REVISIONS	DESCRIPTION	DATE

DESIGN: KJV	DATE: JAN. 2021	SCALE: HORIZ. 1" = 20'
APPROVED: HMF	DATE: JAN. 2021	VERT. ---
SHEET 9 OF 50		PRJ NO: 2017-2570
TYPE: MDP		





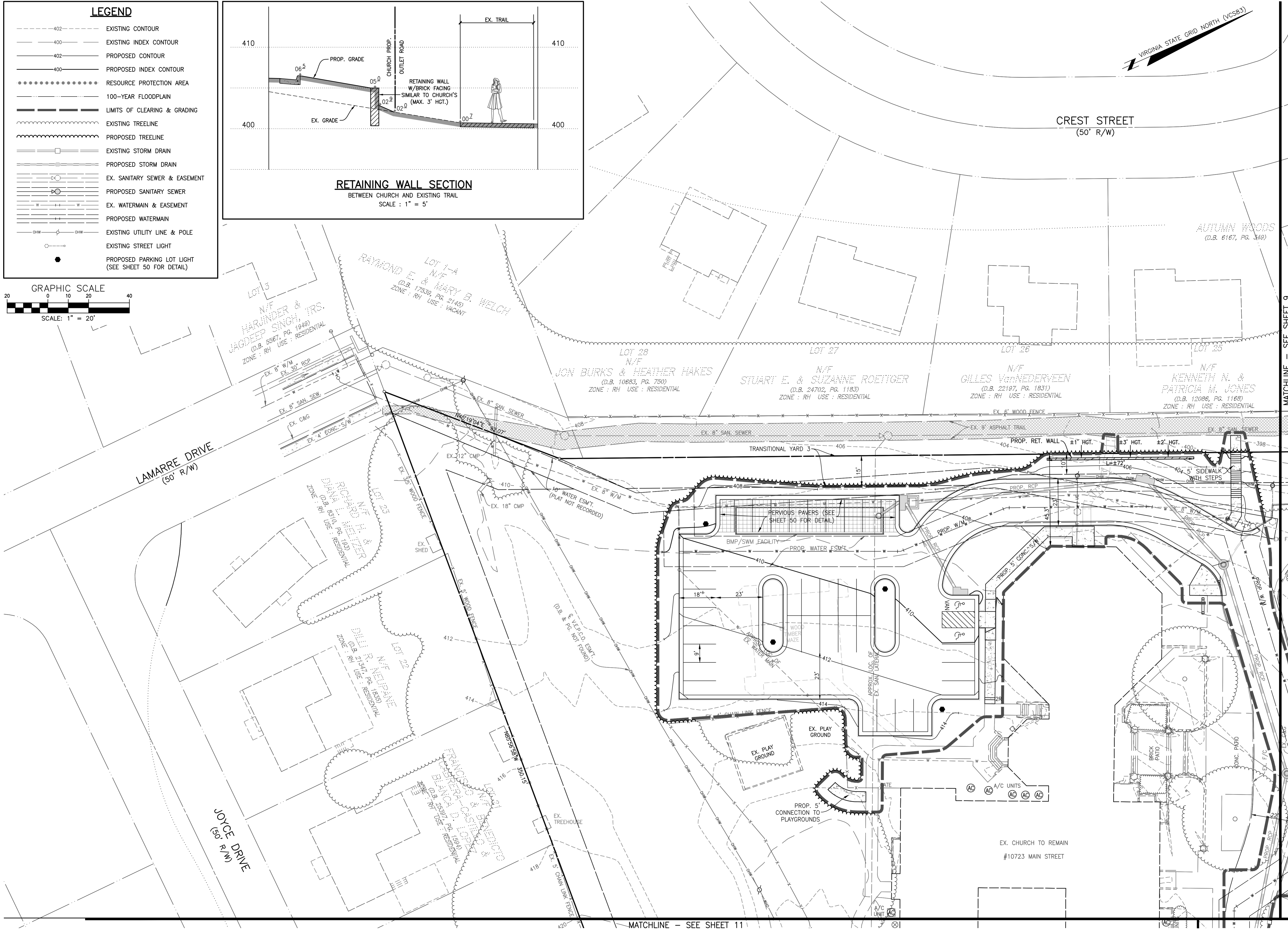
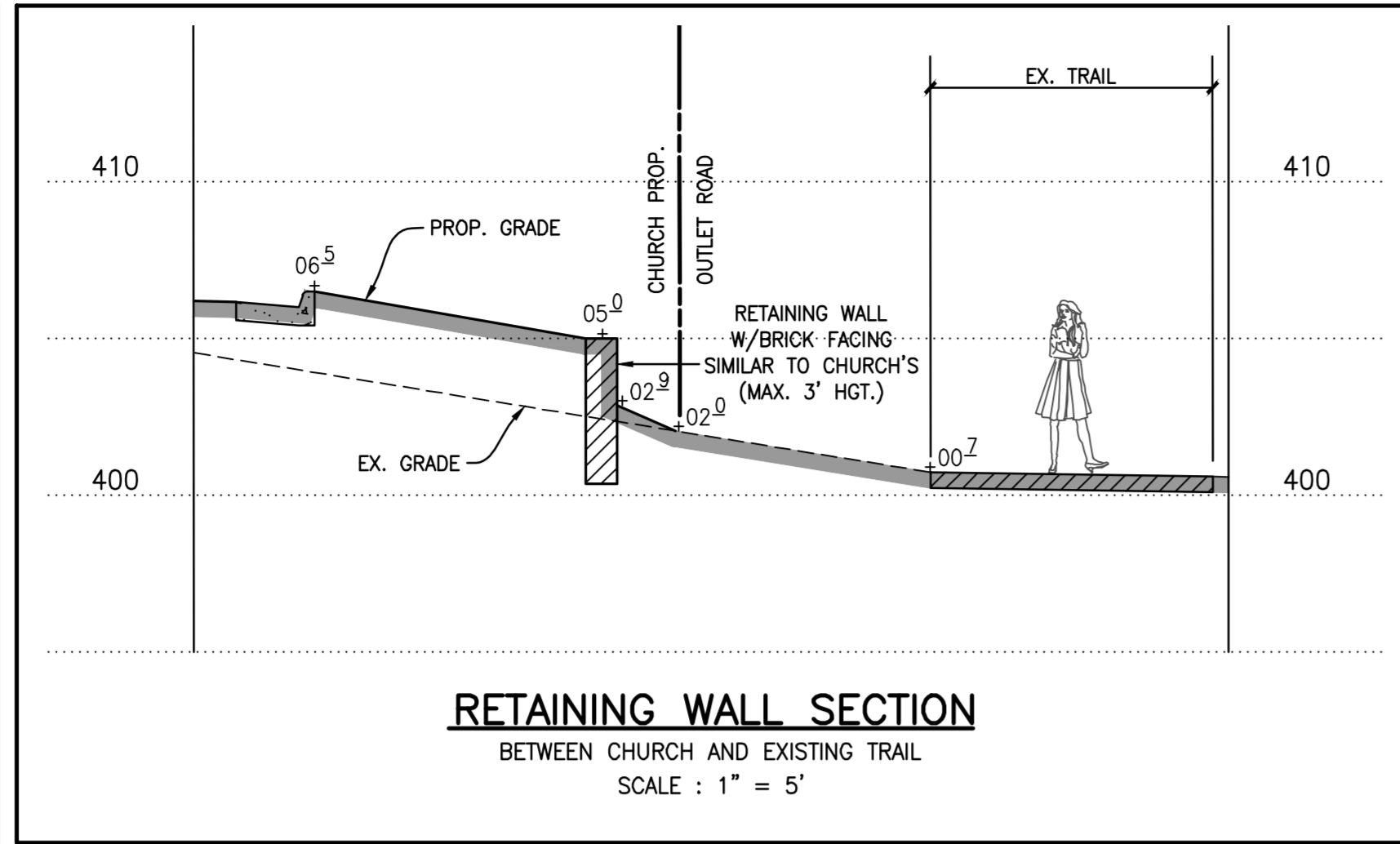
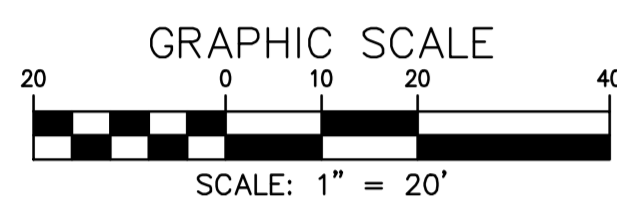






**LEGEND**

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- 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
- PROPOSED PARKING LOT LIGHT (SEE SHEET 50 FOR DETAIL)



VIRGINIA STATE GRID NORTH (VCS83)

CREST STREET  
(50' R/W)

AUTUMN WOODS  
(D.B. 6167, PG. 349)

LOT 3  
N/F  
HARINDER &  
JAGDEEP SINGH, TRS.  
(D.B. 5567, PG. 1949)  
ZONE: RH USE: RESIDENTIAL

LOT 4  
N/F  
RAYMOND E. & MARY B. WELCH  
(D.B. 17539, PG. 2145)  
ZONE: RH USE: VACANT

LOT 28  
N/F  
JON BURKS & HEATHER HAKES  
(D.B. 10683, PG. 750)  
ZONE: RH USE: RESIDENTIAL

LOT 27  
N/F  
STUART E. & SUZANNE ROETIGER  
(D.B. 24702, PG. 1183)  
ZONE: RH USE: RESIDENTIAL

LOT 26  
N/F  
GILLES VAN NEDERVEEN  
(D.B. 22197, PG. 1831)  
ZONE: RH USE: RESIDENTIAL

LOT 25  
N/F  
KENNETH N. &  
PATRICIA M. JONES  
(D.B. 12086, PG. 1168)  
ZONE: RH USE: RESIDENTIAL

LAMARRE DRIVE  
(50' R/W)

LOT 35  
N/F  
RICHARD E. &  
DANA L. BELLEFLORE  
(D.B. 5010, PG. 1600)  
ZONE: RH USE: RESIDENTIAL

LOT 33  
N/F  
DILL R. NEUBANE  
(D.B. 5347, PG. 1600)  
ZONE: RH USE: RESIDENTIAL

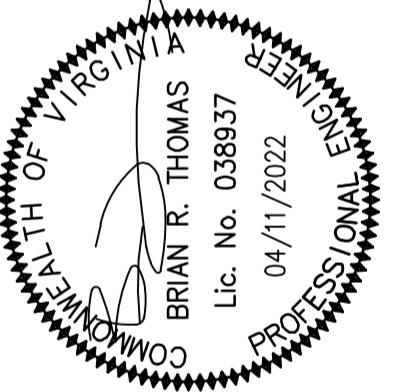
JOYCE DRIVE  
(50' R/W)

MATCHLINE - SEE SHEET 11

PRELIMINARY GRADING PLAN  
MATCHLINE - SEE SHEET 9

**FAIRFAX  
PRESBYTERIAN  
CHURCH**

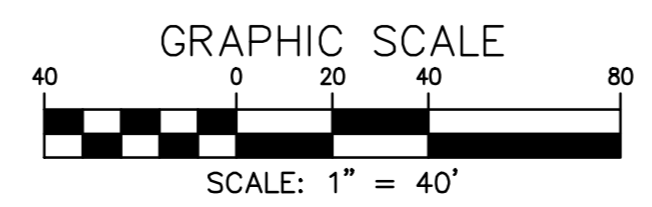
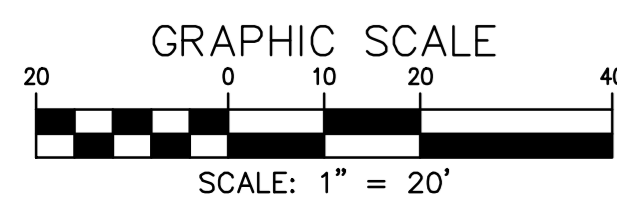
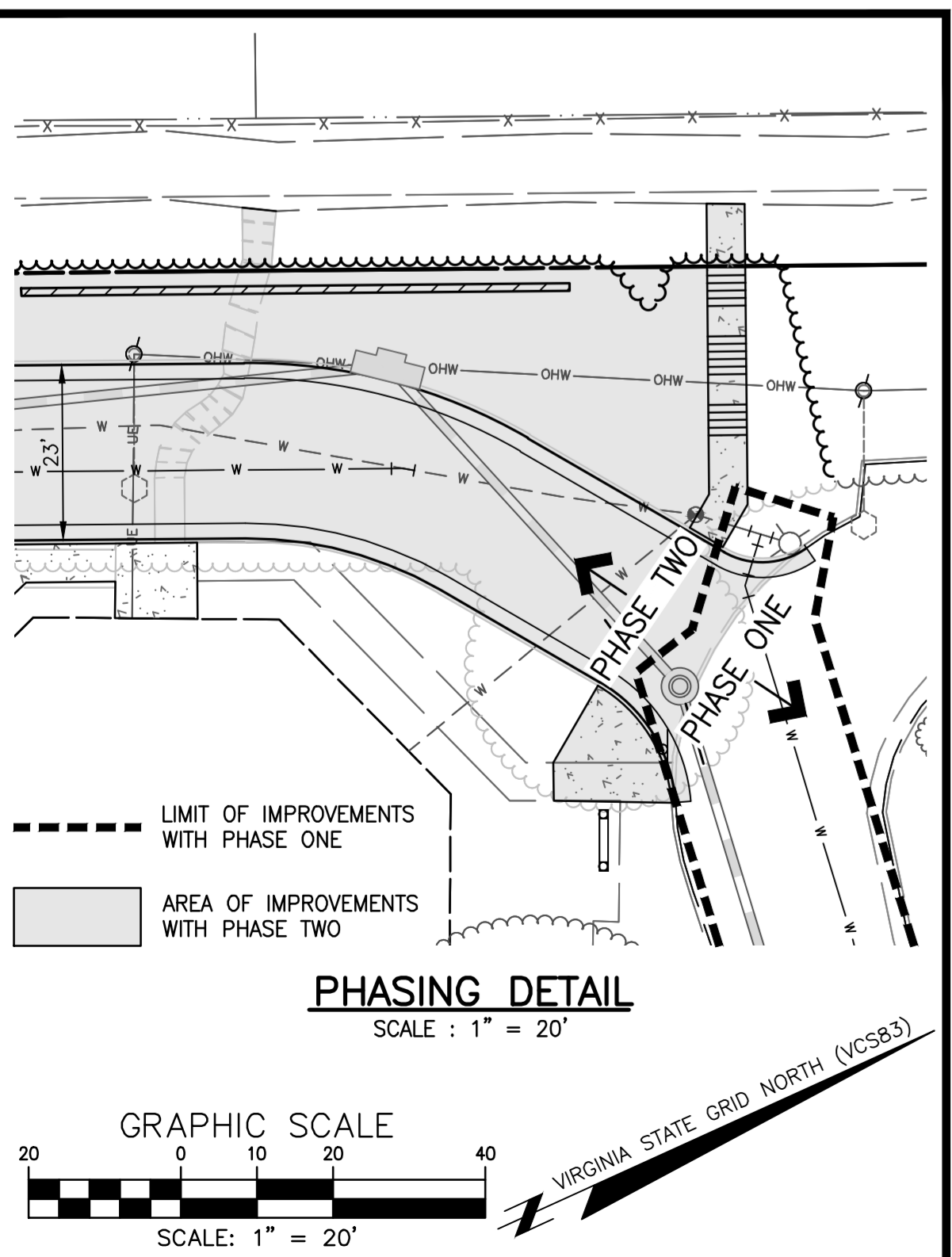
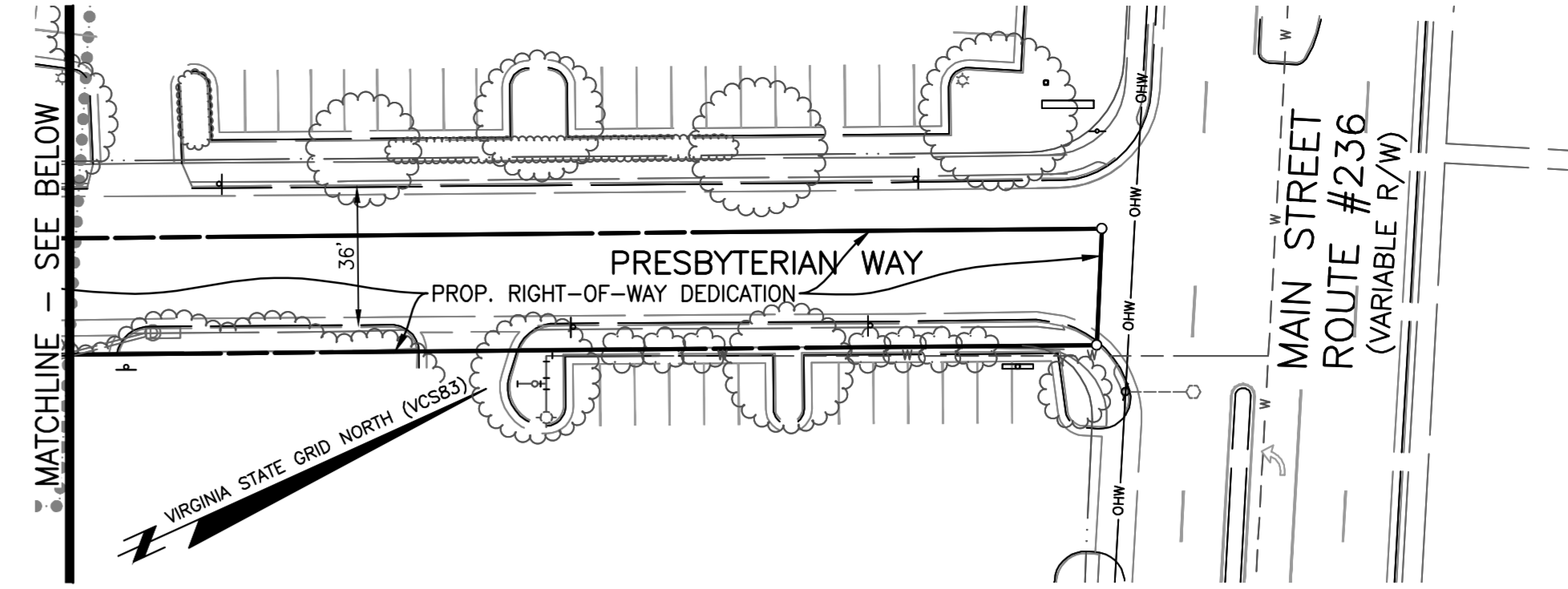
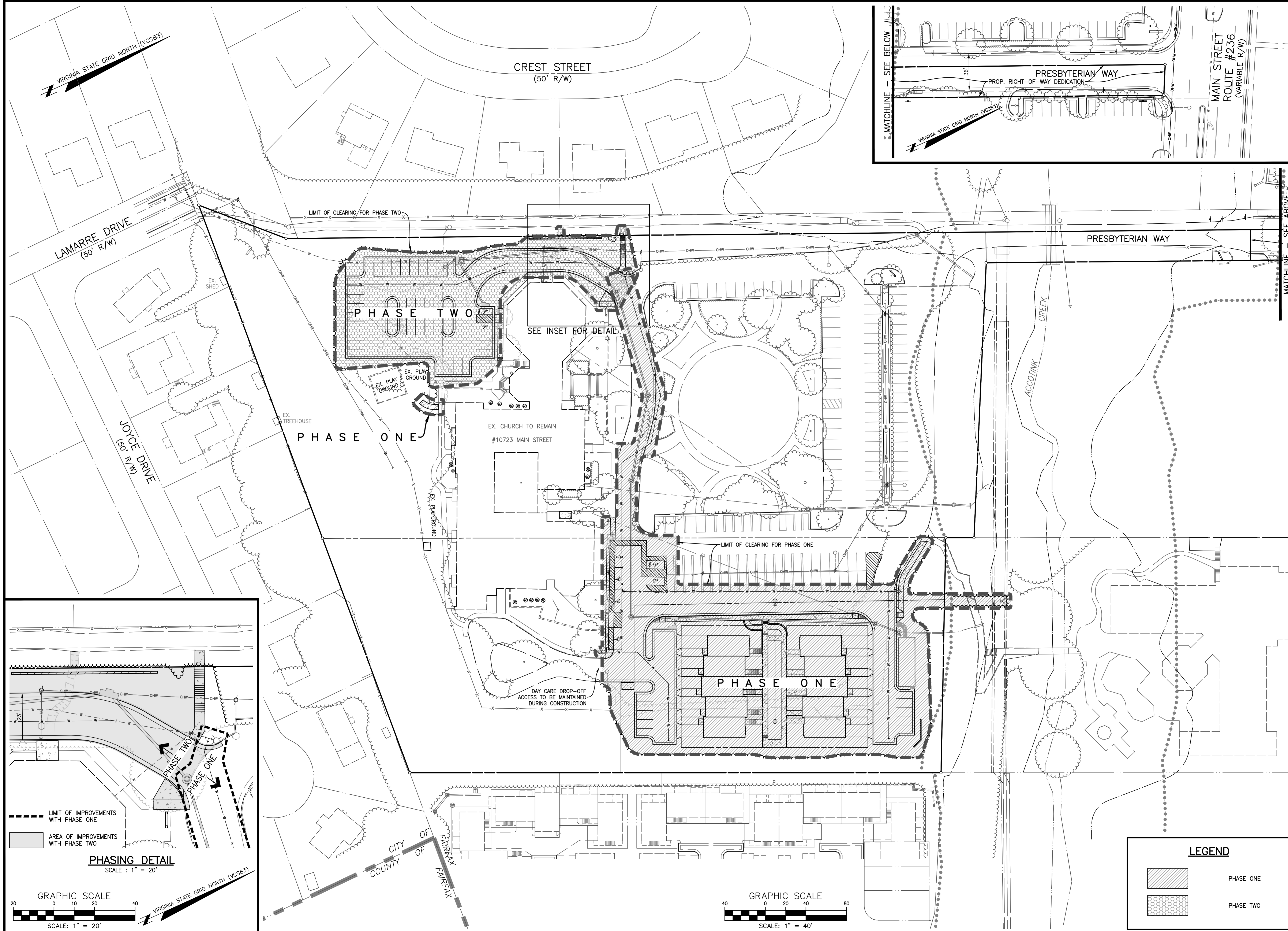
CITY OF FAIRFAX, VIRGINIA



DESIGN	TRAFF	DATE	JAN. 2021
DRAWN	KJV	SCALE	HORIZ: 1" = 20'
APPROVED	HMF	VERT:	
SHEET 12 OF 50		PRJ NO: 2017-2570	
TYPE: MDP		Attached Xrefs: 00-60700/00-60600/XREF-R0401/XREF-R0301/SEA/ SIGNATURE/SIGNATURE DATE	

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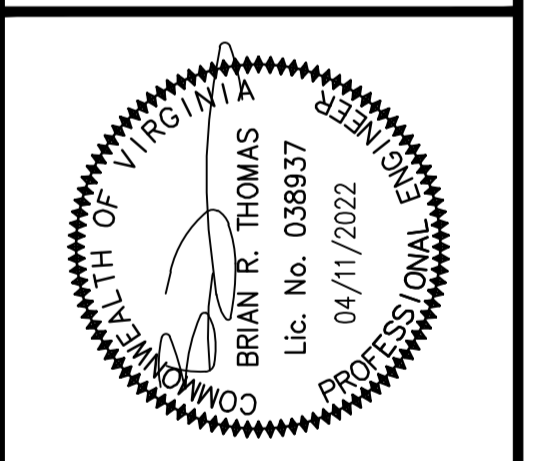




LEGEND	
	PHASE ONE
	PHASE TWO

NO. DATE REVISION PRIOR TO APPROVAL  
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PHASING PLAN  
**FAIRFAX PRESBYTERIAN CHURCH**  
 CITY OF FAIRFAX, VIRGINIA



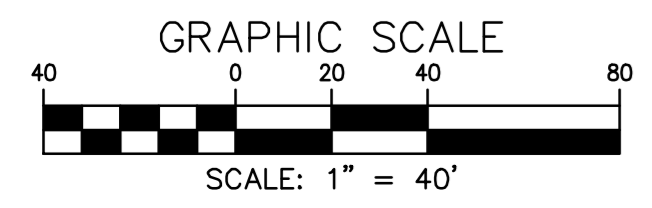
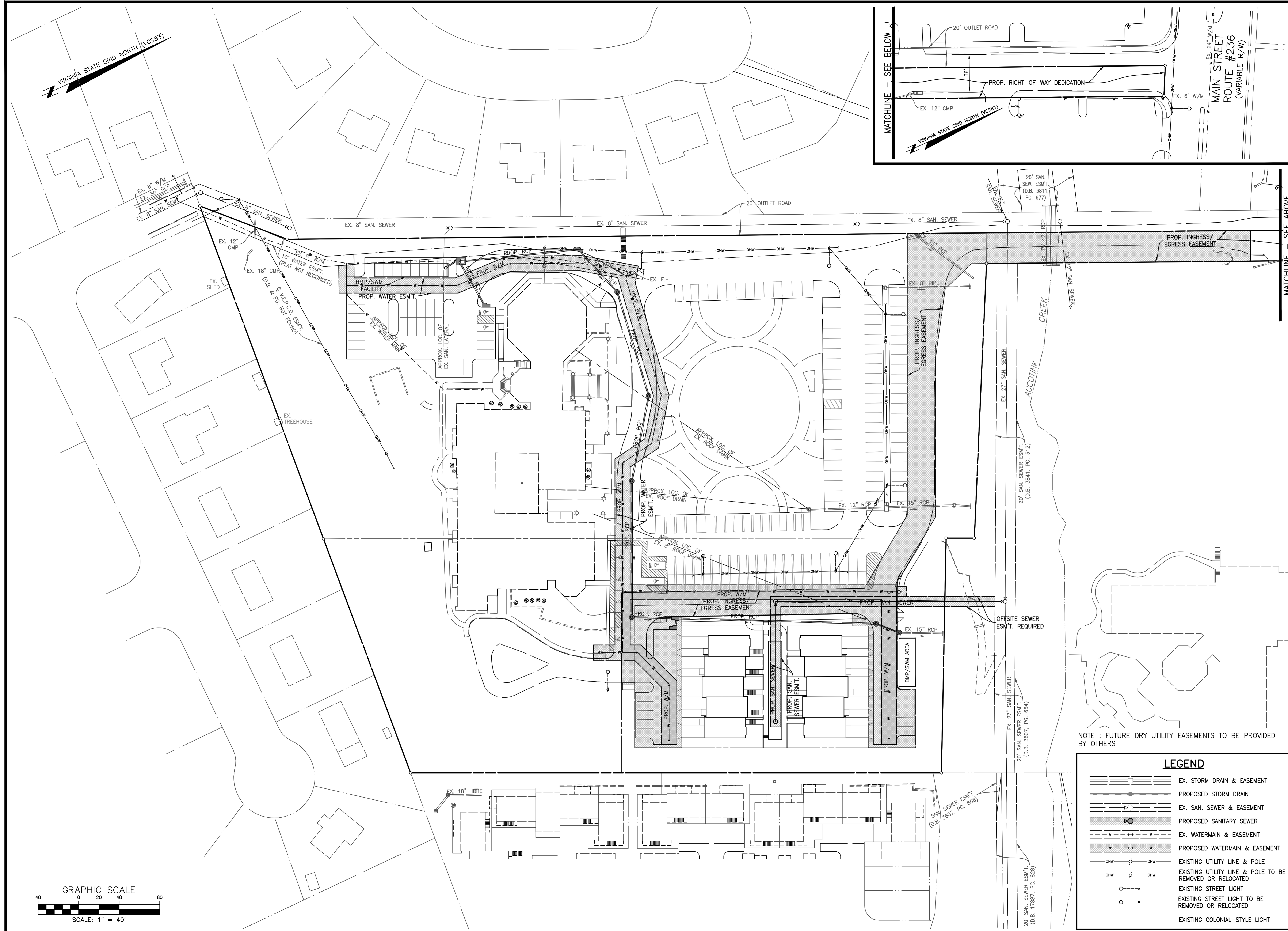
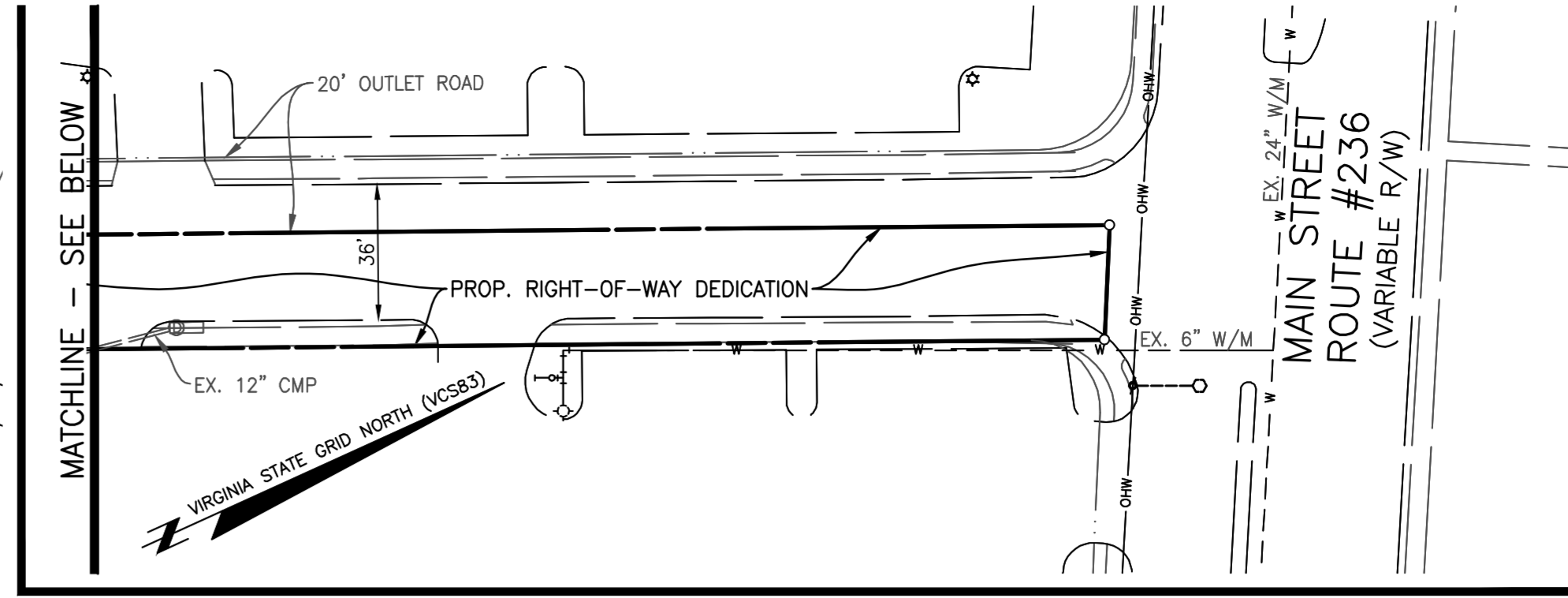
DESIGN	DRAWN	DATE	SCALE	REVISIONS	REVIEW	APPROVAL	DATE
KJV	KJV	JAN. 2021	1" = 20'				
HMF	HMF						

SHEET	OF
13	50
PRJ NO: 2017-2570	
TYPE: MDP	



VIRGINIA STATE GRID NORTH (VCS83)



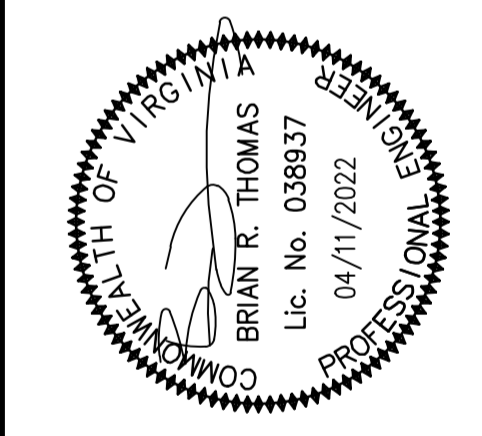
NOTE : FUTURE DRY UTILITY EASEMENTS TO BE PROVIDED BY OTHERS

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 COLONIAL-STYLE LIGHT

EASEMENT & UTILITY LAYOUT

# FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



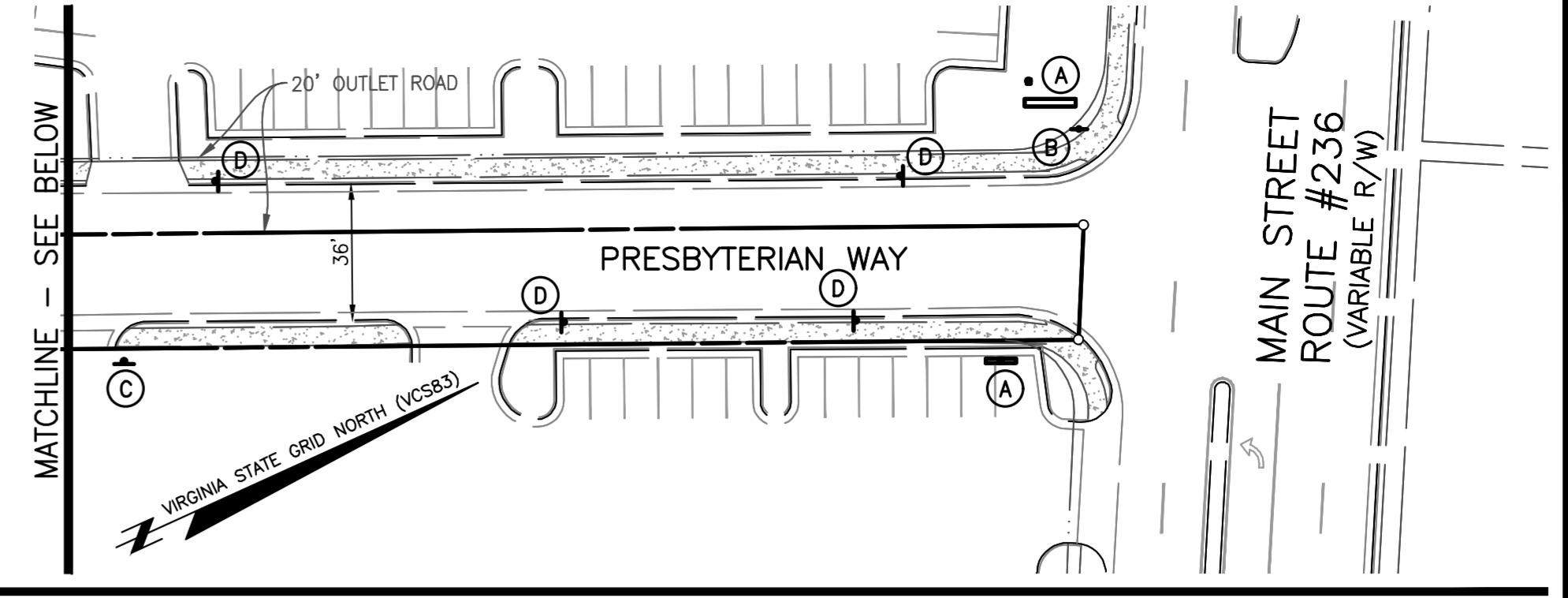
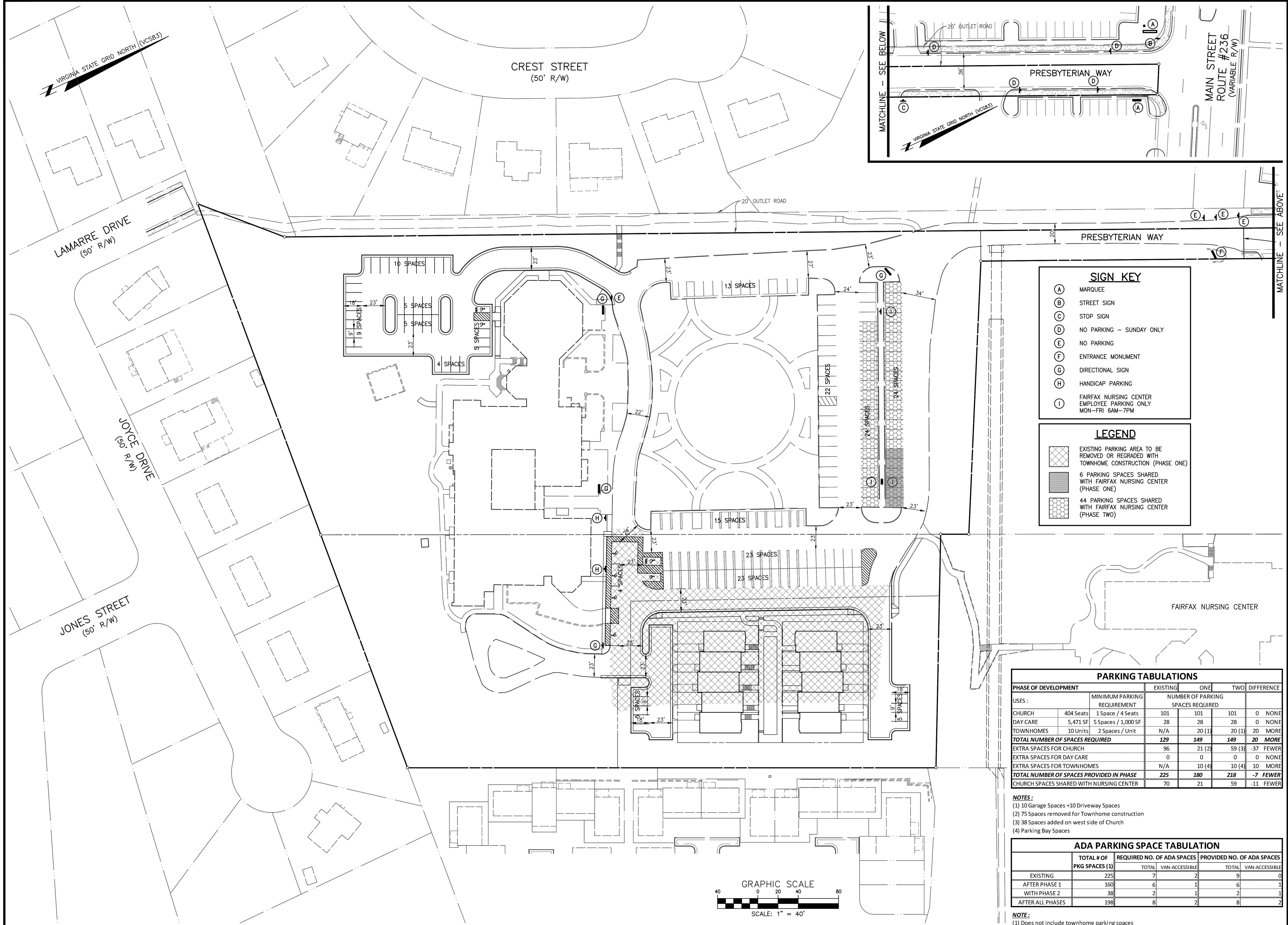
NO.	DATE	REVISION

DESIGN	DATE	SCALE	NO.

DESIGN	DATE	SCALE	NO.
DESIGN: KJV	JAN. 2021	SCALE: HORIZ. 1" = 40'	
APPROVED: HMF			
SHEET 14 OF 50		PRJ NO: 2017-2570	
TYPE: MDP			

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**SIGN KEY**

- (A) MARQUEE
- (B) STREET SIGN
- (C) STOP SIGN
- (D) NO PARKING - SUNDAY ONLY
- (E) NO PARKING
- (F) ENTRANCE MONUMENT
- (G) DIRECTIONAL SIGN
- (H) HANDICAP PARKING
- (I) FAIRFAX NURSING CENTER EMPLOYEE PARKING ONLY MON-FRI 6AM-7PM

**LEGEND**

- [Cross-hatch pattern] EXISTING PARKING AREA TO BE REMOVED OR REGRADED WITH TOWNHOME CONSTRUCTION (PHASE ONE)
- [Solid grey] 6 PARKING SPACES SHARED WITH FAIRFAX NURSING CENTER (PHASE ONE)
- [Dotted pattern] 44 PARKING SPACES SHARED WITH FAIRFAX NURSING CENTER (PHASE TWO)

**PARKING TABULATIONS**

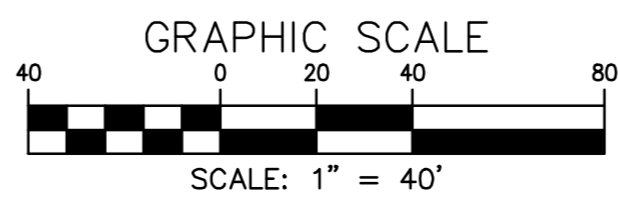
PHASE OF DEVELOPMENT	EXISTING	ONE		TWO		DIFFERENCE
		MINIMUM PARKING REQUIREMENT	NUMBER OF PARKING SPACES REQUIRED	MINIMUM PARKING REQUIREMENT	NUMBER OF PARKING SPACES REQUIRED	
CHURCH	404 Seats	1 Space / 4 Seats	101	101	101	0 NONE
DAY CARE	5,471 SF	5 Spaces / 1,000 SF	28	28	28	0 NONE
TOWNHOMES	10 Units	2 Spaces / Unit	N/A	20 (1)	20 (1)	20 MORE
<b>TOTAL NUMBER OF SPACES REQUIRED</b>			<b>129</b>	<b>149</b>	<b>149</b>	<b>20 MORE</b>
EXTRA SPACES FOR CHURCH			96	21 (2)	59 (3)	-37 FEWER
EXTRA SPACES FOR DAY CARE			0	0	0	0 NONE
EXTRA SPACES FOR TOWNHOMES			N/A	10 (4)	10 (4)	10 MORE
<b>TOTAL NUMBER OF SPACES PROVIDED IN PHASE</b>			<b>225</b>	<b>180</b>	<b>218</b>	<b>-7 FEWER</b>
CHURCH SPACES SHARED WITH NURSING CENTER			70	21	59	-11 FEWER

**NOTES:**

- (1) 10 Garage Spaces +10 Driveway Spaces
- (2) 75 Spaces removed for Townhome construction
- (3) 38 Spaces added on west side of Church
- (4) Parking Bay Spaces

**ADA PARKING SPACE TABULATION**

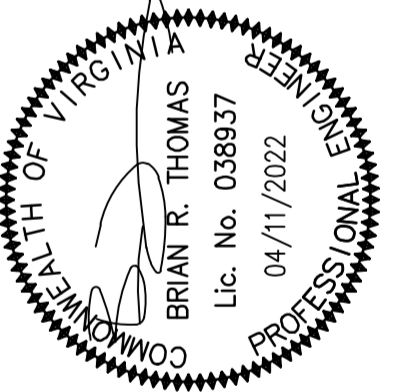
	TOTAL # OF PKG SPACES (1)	REQUIRED NO. OF ADA SPACES		PROVIDED NO. OF ADA SPACES	
		TOTAL	VAN-ACCESSIBLE	TOTAL	VAN-ACCESSIBLE
EXISTING	225	7	2	9	0
AFTER PHASE 1	160	6	1	6	1
WITH PHASE 2	38	2	1	2	1
AFTER ALL PHASES	198	8	2	8	2



PARKING LAYOUT, TABULATIONS & SIGN LOCATIONS

# FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAFT	DATE	SCALE	NO.
KJV	KJV	JAN. 2021	1" = 40'	40
APPROVED	HMF			
SHEET		OF		
15		50		
PRJ NO: 2017-2570				
TYPE: MDP				

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