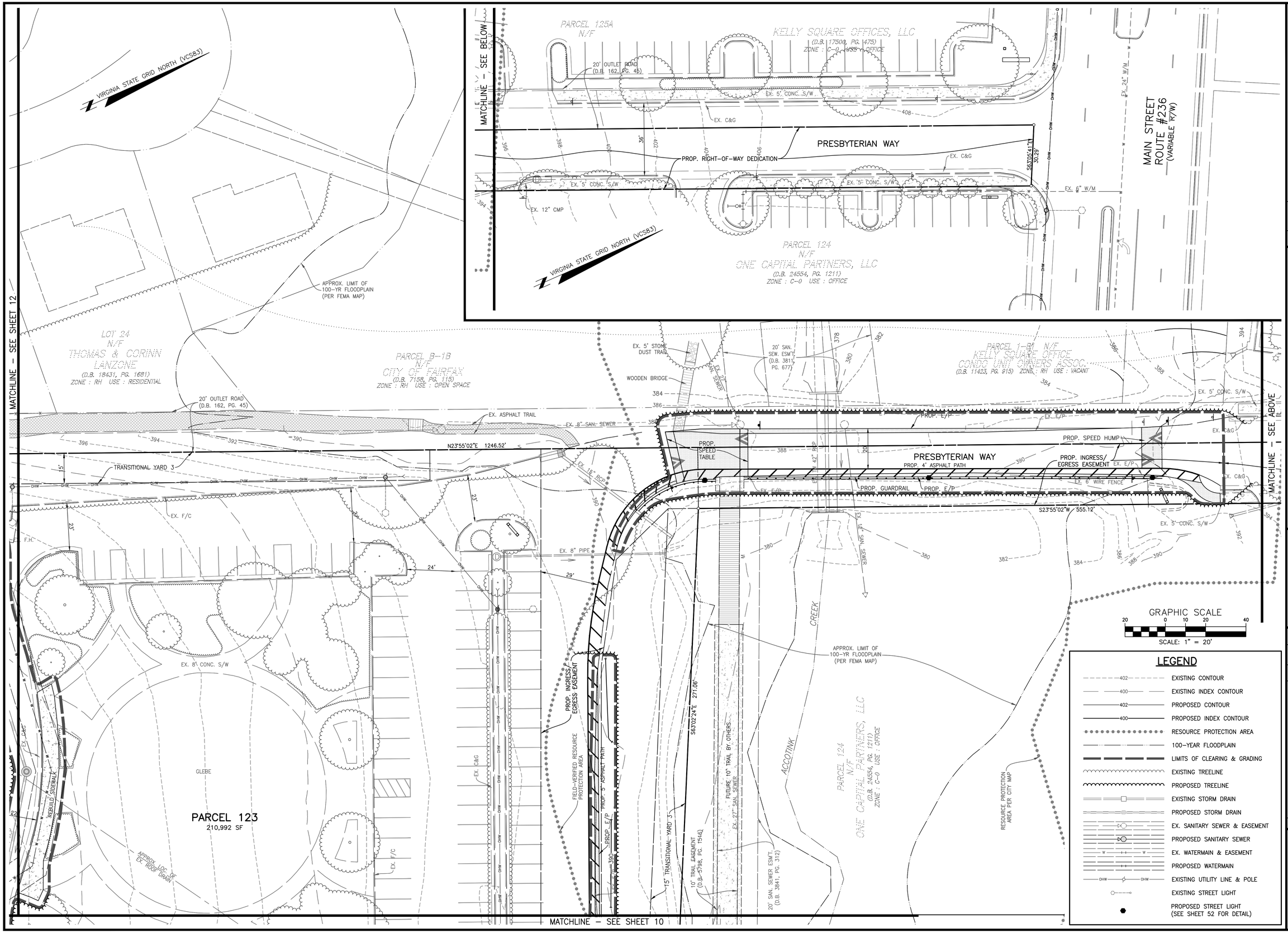

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PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
08/22/2022
PROFESSIONAL ENGINEER

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SHEET 9 OF 52

PRJ NO: 2017-2570

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MATCHLINE – SEE SHEET 9

MATCHLINE – SEE SHEET 11

PARCEL 122A1
79,397 SF

PARCEL 122B
33,030 SF

VIRGINIA STATE GRID NORTH (VCS83)

APPROX. LIMIT OF 100-YR FLOODPLAIN (PER FEMA MAP)

APPROX. LOC. OF EX. ROOF DRAIN

PROP. 15' WATER ESM'T.

CONNECTION TO EX. TRAIL

PROP. 5' CONC. S/W

PROP. INGRESS/ EGRESS EASEMENT

POSSIBLE SCHOOL BUS STOP LOCATION

PROP. SAN. SEWER

4' CURB CUT

OFFSITE SEWER ESM'T. REQUIRED

BENCH (TYP.) (SEE SHEET 52)

BIKE RACK (SEE SHEET 52)

PERGOLA (SEE SHEET 52)

15' TRANSITIONAL YARD 3

PROP. RET. WALL

PROP. 6' WOOD FENCE

BMP/SWM AREA

REPLACE CW TOP WITH MH-2

EX. 6' ASPHALT TRAIL

WOODEN BRIDGE

FUTURE 10' TRAIL BY OTHERS

10' TRAIL EASEMENT (D.B. 20499, PG. 1783)

EX. 27' SAN. SEWER

20' SAN. SEWER ESM'T. (D.B. 3607, PG. 664)

SAN. SEWER ESM'T. (D.B. 3607, PG. 666)

EX. 6' STONE DUST TRAIL

20' SAN. SEWER ESM'T. (D.B. 530, PG. 417)

5' PUBLIC ACCESS ESM'T. (D.B. 22078, PG. 37)

20' SAN. SEWER ESM'T. (D.B. 17887, PG. 828)

RESOURCE PROTECTION AREA PER CITY MAP

PARCEL 122 N/F FAIRFAX NURSING & REHAB CENTER, LLC (D.B. 23666, PG. 2077) ZONE : C-O USE : NURSING HOME

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

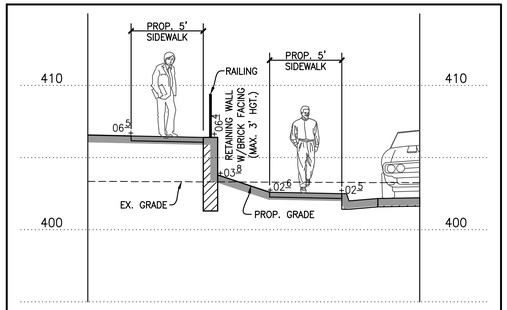
CAMERON GLEN (D.B. 22078, PG. 37)

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

LOT 22 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 36 LOT 37 LOT 38

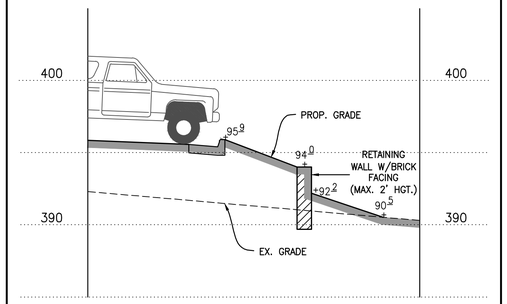
RETAINING WALL SECTION

WEST OF LOTS 1 AND 10
SCALE : 1" = 5'



RETAINING WALL SECTION

NORTH OF LOT 5
SCALE : 1" = 5'



GRAPHIC SCALE
SCALE: 1" = 20'

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

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PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

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COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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SHEET 10 OF 52

PRJ NO: 2017-2570

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MATCHLINE – SEE SHEET 12

VIRGINIA STATE GRID NORTH (VCS83)

JONES STREET (50' R/W)

JOYCE DRIVE (50' R/W)

JOYCE HEIGHTS (D.B. 1155, PG. 261)

LOT 20 N/F CHU & HENG YEN YEE (D.B. 16110, PG. 1438) ZONE : RH USE : RESIDENTIAL

LOT 19 N/F DAVID LEE & SAMUEL KEY RAHEGAN (D.B. 19457, PG. 1174) ZONE : RH USE : RESIDENTIAL

LOT 18 N/F CASEY JR. & CASEY LIVING TRUST (D.B. 23319, PG. 1284) ZONE : RH USE : RESIDENTIAL

LOT 17 N/F OSCAR & ALDIE M. HERNANDEZ (D.B. 13155, PG. 408) ZONE : RH USE : RESIDENTIAL

15' TRANSITIONAL YARD 3

EX. 4' CHAIN LINK FENCE

N89°57'21"W 246.45'

97.1'

160.4'

EX. PLAYGROUND

EX. 5' CONC. S/W

EX. 4' CHAIN LINK FENCE

EX. SHED

GAS METER

COURTYARD

YARD DRAIN

BIKE RACK (SEE SHEET 52)

PROP. 5' CONC. S/W

A/C UNITS

TRASH

EX. 6' WOOD FENCE

EX. CONC. DW

EX. BRICK RET. WALL

EX. 5' CONC. S/W

EX. F/C

EX. E/P

23'

EX. 4' CHAIN LINK FENCE

MATCHLINE – SEE SHEET 10

EX. 18" HDPE

LOT 18

LOT 19

LOT 20

LOT 21

CITY OF FAIRFAX

COUNTY OF FAIRFAX

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

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'

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SHEET 11 OF 52

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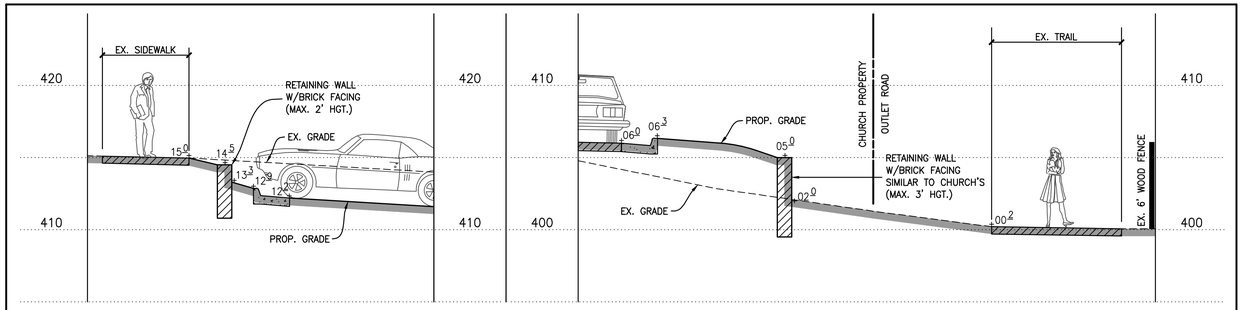
LEGEND

- 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
- PROPOSED PARKING LOT LIGHT (SEE SHEET 52 FOR DETAIL)

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'



RETAINING WALL SECTION
BETWEEN EAST SIDE OF PHASE TWO PARKING LOT AND EXISTING SIDEWALK
SCALE : 1" = 5'

RETAINING WALL SECTION
BETWEEN CHURCH AND EXISTING TRAIL
SCALE : 1" = 5'

VIRGINIA STATE GRID NORTH (VCS83)

CREST STREET (50' R/W)

LAMARRE DRIVE (50' R/W)

JOYCE DRIVE (50' R/W)

LOT 1-A N/F RAYMOND E. & MARY B. WELCH (D.B. 17539, PG. 2145) ZONE : RH USE : VACANT

LOT 3 N/F HARJINDER & JAGDEEP SINGH, TRS. (D.B. 3567, PG. 1949) ZONE : RH USE : RESIDENTIAL

LOT 28 N/F JON BURKS & HEATHER HAKES (D.B. 10883, PG. 750) ZONE : RH USE : RESIDENTIAL

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

LOT 26 N/F GILLES VanNEDERVEEN (D.B. 22197, PG. 1931) ZONE : RH USE : RESIDENTIAL

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

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

LOT 23 N/F RICHARD & DIANA L. BELFORT (D.B. 8310, PG. 93) ZONE : RH USE : RESIDENTIAL

LOT 22 N/F DALE R. NEUBANE (D.B. 21347, PG. 1835) ZONE : RH USE : RESIDENTIAL

LOT 21 N/F FRANCISCO & BLANCA D. LOPEZ (D.B. 23397, PG. 1692) ZONE : RH USE : RESIDENTIAL

EX. 8" W/M
EX. 30" RCP
EX. 8" SAN. SEW.
EX. C&G
EX. 4' CONC. S/W
EX. 3' WOOD FENCE
EX. SHED
EX. 5' WOOD FENCE
EX. 5' CHAIN LINK FENCE
EX. TREEHOUSE
EX. 18" CMP
EX. 12" CMP
EX. 8" SAN. SEWER
N46°19'04"E 92.07'
N65°35'38"W 350.15'
(D.B. & PG. NOT FOUND) VEPCO ESM'T.
20' OUTLET ROAD (D.B. 162, PG. 45)
EX. 8" SAN. SEWER
EX. 6' WOOD FENCE
EX. 8' ASPHALT TRAIL
5' SIDEWALK WITH STEPS
TRANSITIONAL YARD 3
PROP. RET. WALL
PROP. 15' WATER ESM'T.
EX. W/M TO BE REBUILT
PROP. 6' WOOD FENCE
PROP. RCP
PROP. W/M
HYD
SEP
PERVIOUS PAVERS (SEE SHEET 52 FOR DETAIL)
BMP/SWM FACILITY
APPROX. LOC. OF EX. WATER MAIN
APPROX. LOC. OF EX. SAN. LATERAL
PROP. 5' CONC. S/W
EX. 4' CHAIN LINK FENCE
EX. PLAY GROUND
±1' HGT.
L=±50'
±2' HGT.
PROP. 5' CONNECTION TO PLAYGROUNDS
A/C UNITS
A/C UNIT
EX. CHURCH TO REMAIN
#10723 MAIN STREET
BRICK PATIO
CONC. PATIO
MATCHLINE – SEE SHEET 11
MATCHLINE – SEE SHEET 9

PRELIMINARY GRADING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

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COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 039937
08/22/2022
PROFESSIONAL ENGINEER

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SHEET 12 OF 52

PRJ NO: 2017-2570

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VIRGINIA STATE GRID NORTH (VCS83)

CREST STREET
(50' R/W)

LAMARRE DRIVE
(50' R/W)

JOYCE DRIVE
(50' R/W)

APPROX. LIMIT OF
100-YR FLOODPLAIN
(PER FEMA MAP)

LIMIT OF CLEARING
FOR PHASE TWO

PHASE TWO

SEE INSET FOR DETAIL

EX. SHED

EX. PLAY GROUND

EX. PLAY GROUND

EX. TREEHOUSE

PHASE ONE

EX. CHURCH TO REMAIN
#10723 MAIN STREET

EX. PLAYGROUND

LIMIT OF CLEARING FOR PHASE ONE

DAY CARE DROP-OFF
ACCESS TO BE MAINTAINED
DURING CONSTRUCTION

PHASE ONE

PROP. E/P

PROP. SPEED HUMP

PROP. SPEED TABLE

PRESBYTERIAN WAY

PROP. E/P

PROP. GUARDRAIL

PHASE ONE

MATCHLINE – SEE ABOVE

ACCOTINK CREEK

APPROX. LIMIT OF
100-YR FLOODPLAIN
(PER FEMA MAP)

APPROX. LIMIT OF
100-YR FLOODPLAIN
(PER FEMA MAP)

BETW

CITY OF FAIRFAX

COUNTY OF FAIRFAX

MATCHLINE – SEE BELOW

PRESBYTERIAN WAY

PROP. RIGHT-OF-WAY DEDICATION

35'

VIRGINIA STATE GRID NORTH (VCS83)

MAIN STREET
ROUTE #236
(VARIABLE R/W)

LIMIT OF DISTURBANCE
WITH PHASE ONE

AREA OF IMPROVEMENTS
WITH PHASE TWO

PHASE TWO

PHASE ONE

PHASING DETAIL

SCALE : 1" = 20'

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'

VIRGINIA STATE GRID NORTH (VCS83)

GRAPHIC SCALE

40 0 20 40 80

SCALE: 1" = 40'

LEGEND

PHASE ONE

PHASE TWO

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PHASING PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
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SHEET 13 OF 52

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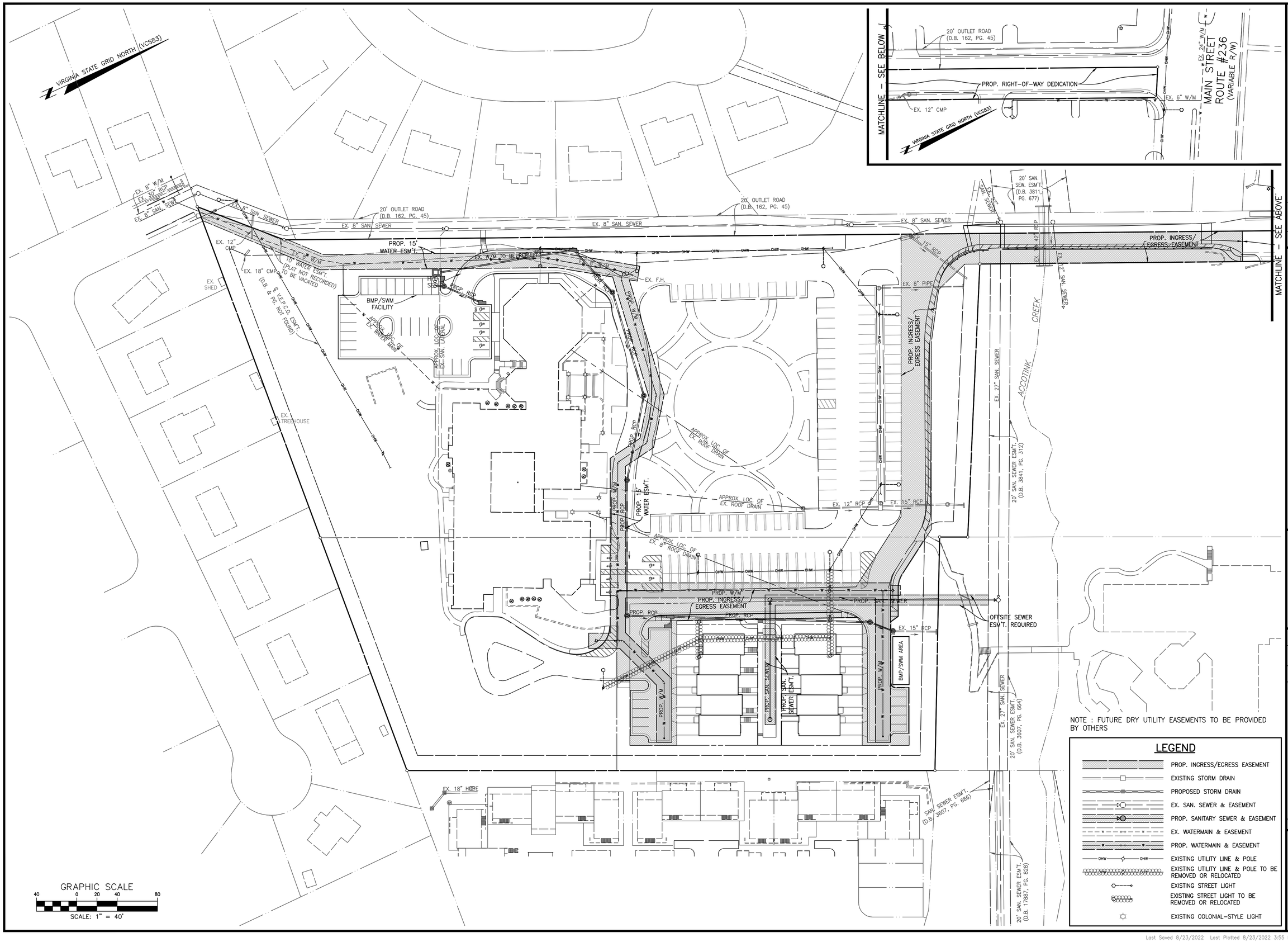

NOTE : FUTURE DRY UTILITY EASEMENTS TO BE PROVIDED BY OTHERS

LEGEND

- PROP. INGRESS/EGRESS EASEMENT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROP. SANITARY SEWER & EASEMENT
- EX. WATERMAIN & EASEMENT
- PROP. 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

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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SHEET	OF
14	52

PRJ NO: 2017-2570
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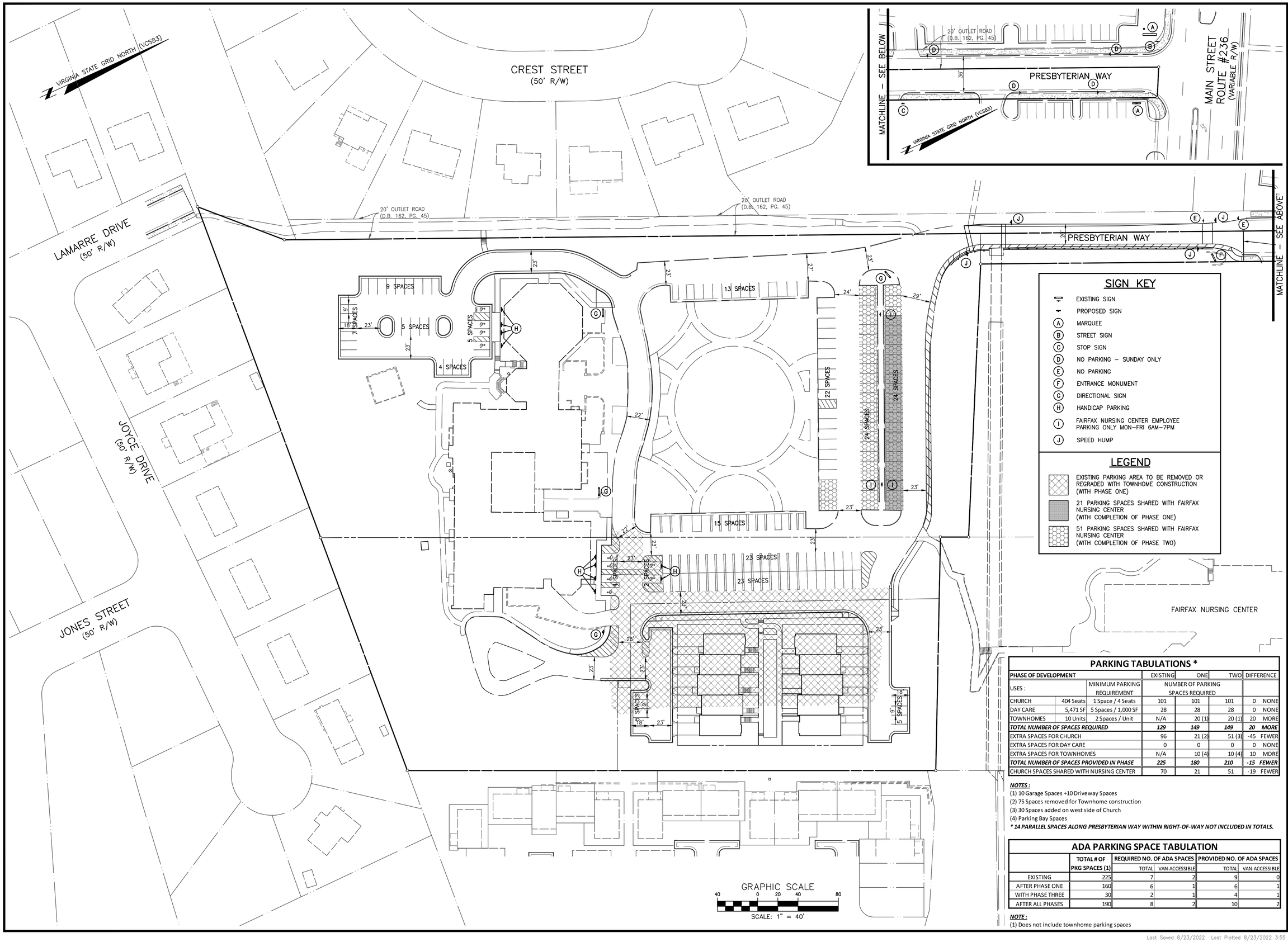

SIGN KEY

- EXISTING SIGN
- PROPOSED SIGN
- (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
- (J) SPEED HUMP

LEGEND

- EXISTING PARKING AREA TO BE REMOVED OR REGRADED WITH TOWNHOME CONSTRUCTION (WITH PHASE ONE)
- 21 PARKING SPACES SHARED WITH FAIRFAX NURSING CENTER (WITH COMPLETION OF PHASE ONE)
- 51 PARKING SPACES SHARED WITH FAIRFAX NURSING CENTER (WITH COMPLETION OF PHASE TWO)

PARKING TABULATIONS *

PHASE OF DEVELOPMENT			EXISTING	ONE	TWO	DIFFERENCE	
USES :		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
TOTAL NUMBER OF SPACES REQUIRED			***129***	***149***	***149***	***20***	***MORE***
EXTRA SPACES FOR CHURCH			96	21 (2)	51 (3)	-45	FEWER
EXTRA SPACES FOR DAY CARE			0	0	0	0	NONE
EXTRA SPACES FOR TOWNHOMES			N/A	10 (4)	10 (4)	10	MORE
TOTAL NUMBER OF SPACES PROVIDED IN PHASE			***225***	***180***	***210***	***-15***	***FEWER***
CHURCH SPACES SHARED WITH NURSING CENTER			70	21	51	-19	FEWER

NOTES :

(1) 10 Garage Spaces +10 Driveway Spaces
(2) 75 Spaces removed for Townhome construction
(3) 30 Spaces added on west side of Church
(4) Parking Bay Spaces
**** 14 PARALLEL SPACES ALONG PRESBYTERIAN WAY WITHIN RIGHT-OF-WAY NOT INCLUDED IN TOTALS.***

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 ONE	160	6	1	6	1
WITH PHASE THREE	30	2	1	4	1
AFTER ALL PHASES	190	8	2	10	2

NOTE :

(1) Does not include townhome parking spaces

PARKING LAYOUT, TABULATIONS & SIGN LOCATIONS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
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SHEET 15 OF 52

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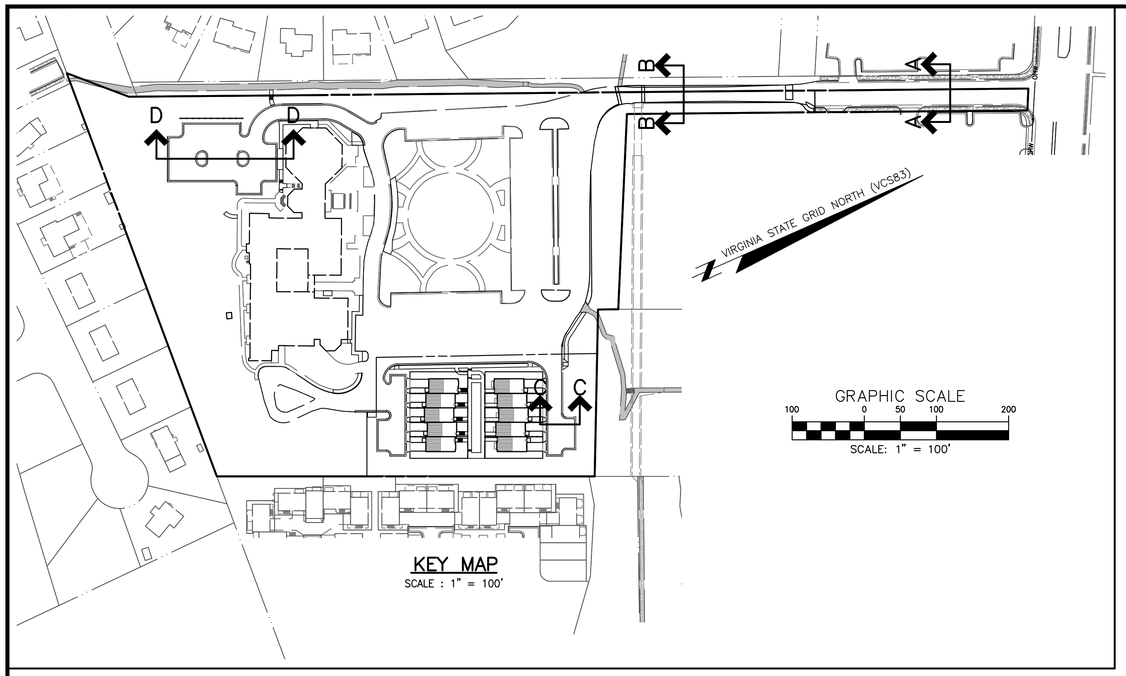
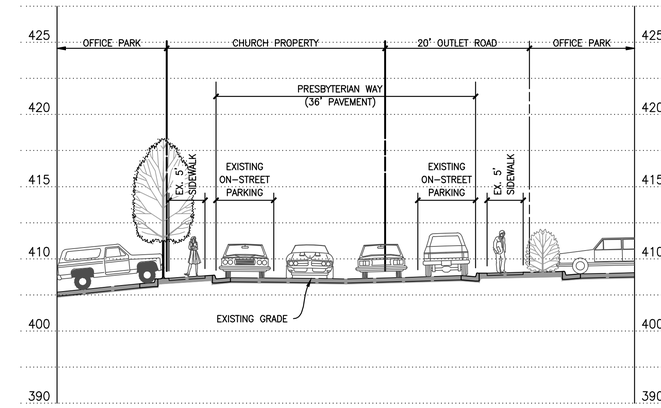
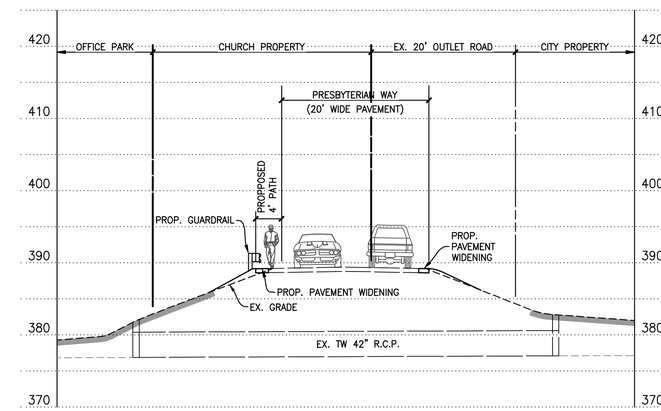


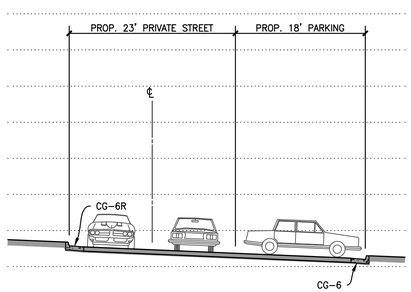
KEY MAP
SCALE : 1" = 100'



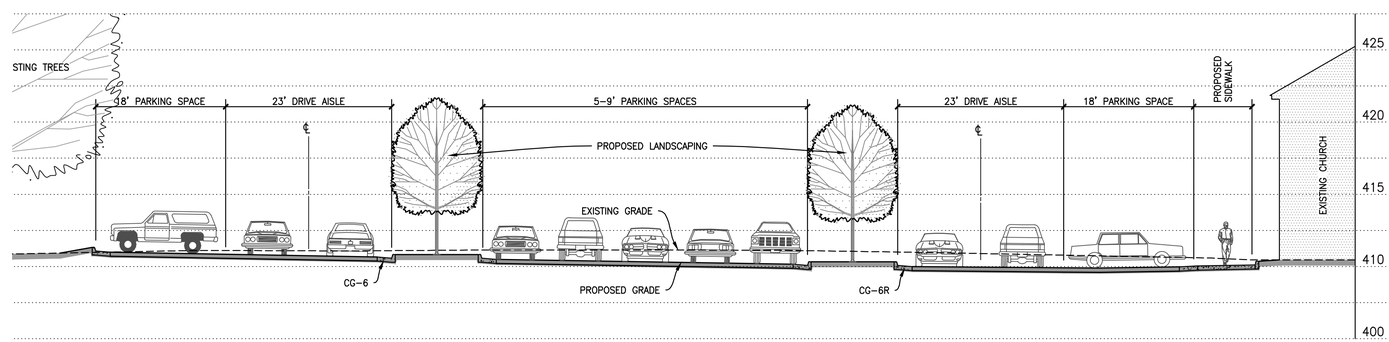
SECTION A–A
(EXISTING PRESBYTERIAN WAY)
SCALE : 1" = 10'



SECTION B–B
(PRESBYTERIAN WAY)
SCALE : 1" = 10'



SECTION C–C
(TYPICAL TOWNHOME PRIVATE STREET)
SCALE : 1" = 10'



SECTION D–D
(PHASE TWO PARKING LOT)
SCALE : 1" = 10'

GRAPHIC SCALE
10 0 5 10 20
SCALE: 1" = 10'

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
www.cpjai.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

STREET CROSS–SECTIONS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
08/22/2022
PROFESSIONAL ENGINEER

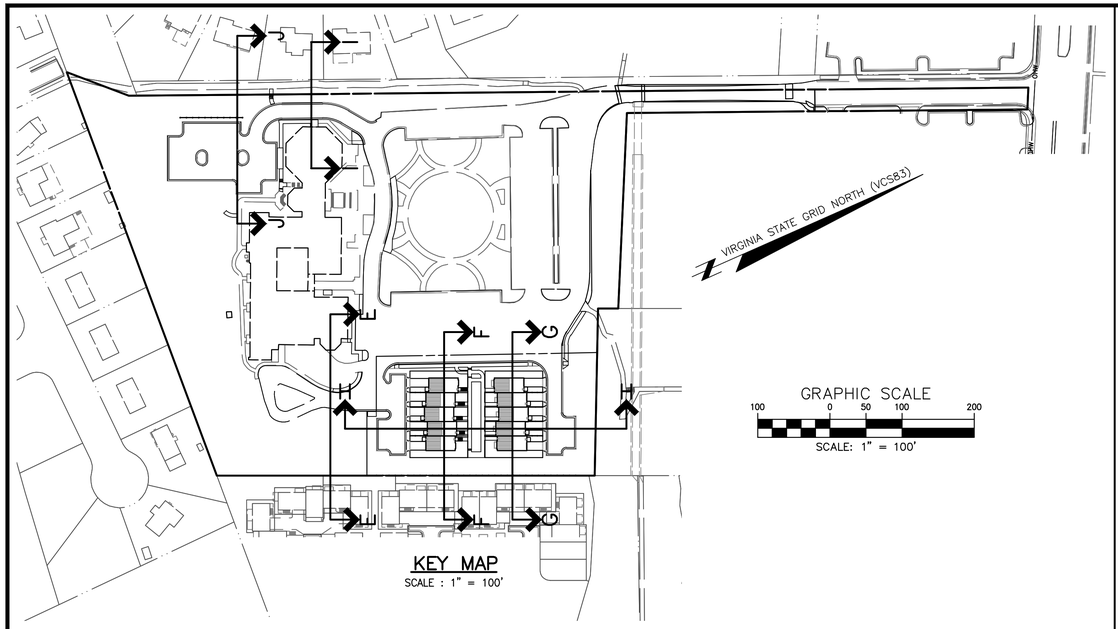
NO.	DESCRIPTION	REVIEW BY	APPRVD	DATE
	REVISIONS			

DESIGN KJV	DRAFT KJV	APPROVED HMF	DATE JAN. 2021
SCALE HORZ:1" = 10' VERT:1" = 10'			

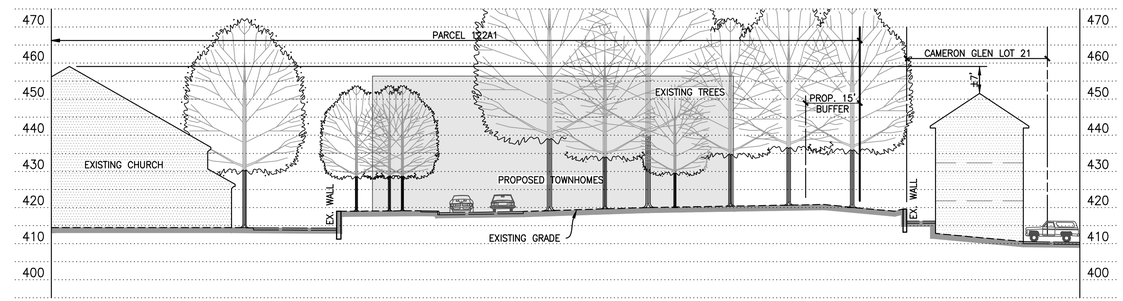
SHEET	OF
16	52

PRJ NO: 2017-2570
TYPE: MDP

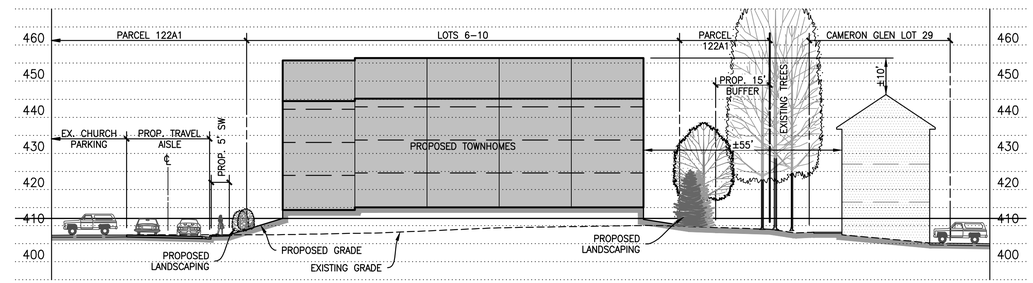
Attached Xrefs: 00-G0700/00-G0500/XREF-R0401/XREF-R0301/SEAL/SIGNATURE/SIGNATURE DATE



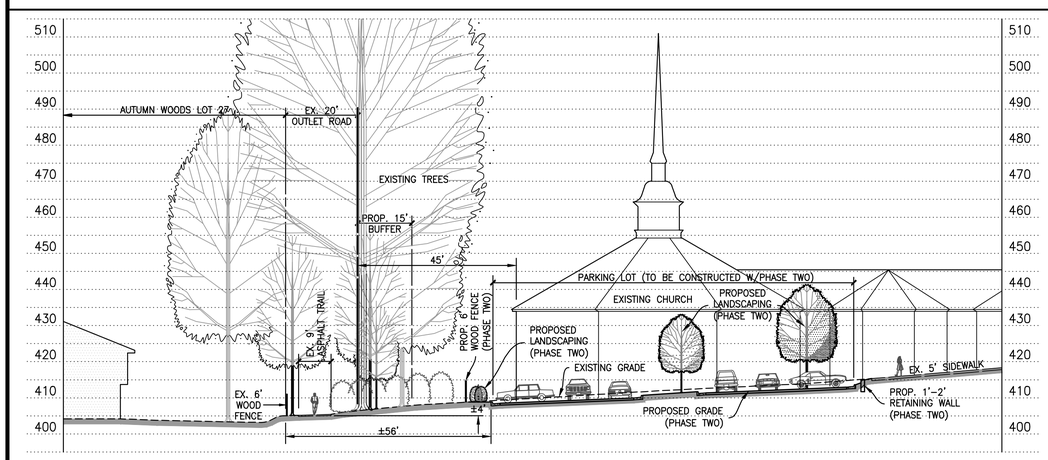
KEY MAP
SCALE : 1" = 100'



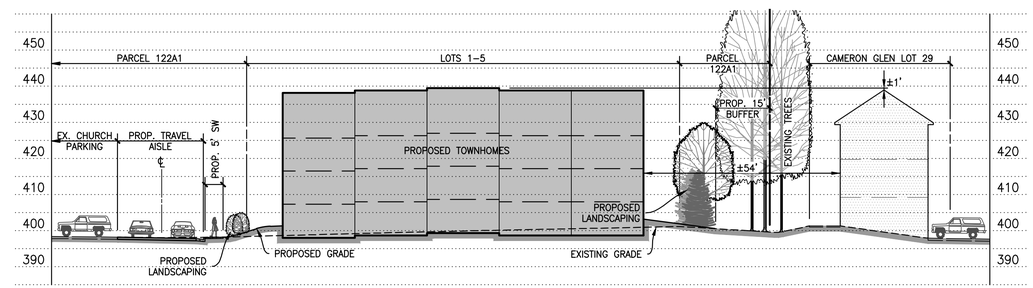
SECTION E–E
SCALE : 1" = 20'



SECTION F–F
SCALE : 1" = 20'

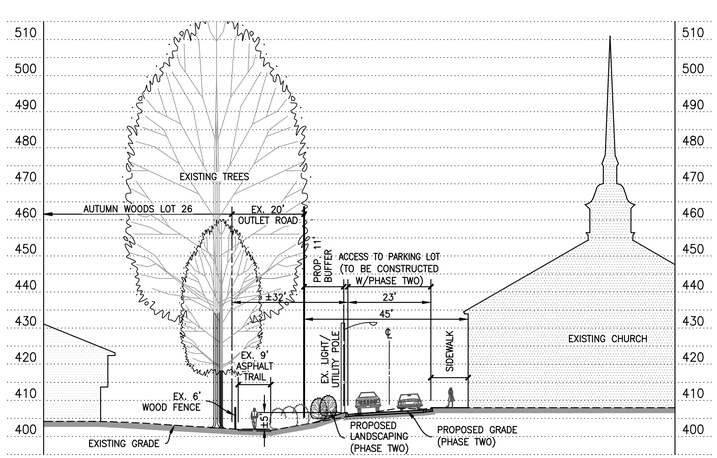


SECTION J–J
SCALE : 1" = 20'

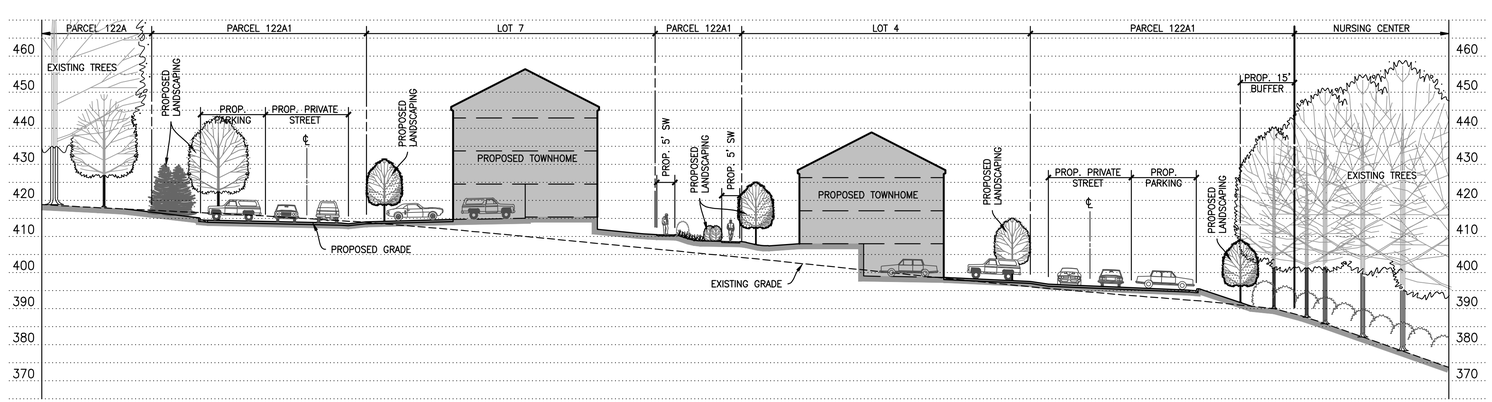


SECTION G–G
SCALE : 1" = 20'

GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'



SECTION I–I
SCALE : 1" = 20'



SECTION H–H
SCALE : 1" = 20'

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SITE CROSS–SECTIONS

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CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
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08/22/2022
PROFESSIONAL ENGINEER

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	REVISIONS			

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

SHEET 17 OF 52

PRJ NO: 2017-2570

TYPE: MDP

Attached Xrefs: 00-G0700/00-G0500/XREF-R0401/XREF-R0301/SEAL/SIGNATURE/SIGNATURE DATE